

THE MEETING MINUTES

THE 2018 ANNUAL GENERAL MEETING OF SHAREHOLDERS

I. Company Information:

- Company name: Saigon Thuong Tin Real Estate Joint Stock Company
- Head office address: 253 Hoang Van Thu, Ward 2, Tan Binh District, TP. Ho Chi Minh
- Business registration certificate of Joint Stock Company No. 0303315400 issued by Department of Planning and Investment on March 29th, 2004, registered for the 31st change on December 21st, 2018.

II. Time, Avenue and Attendance Rate:

- Time to organize: 8 hours 45 minutes on Tuesday, April 23, 2019
- Avenue: Model Carillon House - 24 Thoai Ngoc Hau Street, Phu Thanh Ward, Tan Phu District, Ho Chi Minh City.
- Attendance rate:
 - o Total shareholders have the rights to attend the meeting: 11,694 shareholders, owning 339,221,486 shares with equivalent to 100% of voting shares
 - o Shareholder attendance: 103 shareholders, having owned and represented by authorized representatives reached to 199,617,091 shares and accounting for 58.85% of total shares with voting rights.

The Congress has qualified to be conducted lawfully and duly in accordance with the Charter of the company and the law of enterprises.

III. Content Session:

1. Approval the list of the Presidium, the Secretariat and the Counting Committee:

- The chairperson, including:
 1. Mr. Pham Dien Trung - Chairman of the Board of Directors (BOD) – Preside of the Meeting
 2. Mr. Bui Tien Thang - Member of the BOD cum Chief Executive Officer (CEO) - Member
 3. Mr. Lam Minh Chau - Member of the BOD in charge of internal audit - Member
- The Secretariat, including:
 1. Mr. Nguyen Huu Dat - Chief of Corporate Office – Head of the Secretariat
 2. Mr. Nguyen Ngoc Hai Dang - Head of Legal Department - Member
 3. Mr. Tran Trieu Nhan - Finance Executive - Member

- **Vote Counting Committee, including:**

1. Mr. Vo Duc Toai - Head of Internal Audit - Head of the Counting Committee
2. Ms. Au Thi Yen - Deputy Head of Finance Department - Member
3. Ms. Doan Thi Thu Oanh - Head of System Management - Member

- **Shareholders' Inspection Committee, including:**

1. Mr. Vo Duc Toai - Head of Internal Audit - Head of the Shareholders' Inspection Committee
2. Ms. Doan Thi Thu Oanh - Head of System Management Department - Member
3. Mr. Tu Quang Bao - Corporate Executive – Member

2. The Congress spent time listening to the following reports:

- Mr. Pham Dien Trung - On behalf of the BOD, announced of the BOD's activities in 2018 and plan for 2019;
- Mr. Bui Tien Thang - Member of the BOD cum CEO, reported the business results in 2018 and the direction of 2019 missions of the Board of Managers (BOM);
- Mr. Lam Minh Chau - Member of the BOD, is in charge of controlling the internal audit reports and reported of inspection and control activities in 2018 and 2019 action plan.

3. The BOD and the BOM have read the Proposals, including:

- Statement for approving the audited Financial Statements of 2018.
- Statement of authorization to select auditing units in fiscal year 2019;
- Statement for approving the profit distribution plan for 2018;
- Statement for approving the business plan in 2019;
- Statement for approving the plan to issue shares to pay dividends;
- Statement to approve policies for investment activities, purchase and sale of real estate projects;
- Statement through the policy of signing related contracts and transactions of the company;
- Statement through the establishment of the Audit Committee;
- Statement of dismissal, additional election and changes in the number of members of the BOD;
- Statement of approval of the Chairman of the BOD and CEO of the Company;
- Statement of remuneration for the BOD in 2019;
- Statement to approve the content of amendments and supplements to internal regulations on corporate governance;
- Statement for approval of the amended and supplemented Charter.

4. The meeting proceeded with discussion

The Congress conducted discussions focusing on issues related to the above Reports and Proposals. The attending shareholders asked some questions and were answered by the Preside of the meeting. Summary of several most typical questions answered as follows:

Questions 1:

In the previous year, Did TTC Land hand over any Projects to customers? And It is possible for the company leaders to share project handover plans within this year?

Answer question 1:

In 2018, TTC Land handed over the following projects: Jamona City, Jamona Golden Silk. Jamona Home Resort, Charmington La Pointe and Carillon 5.

In 2019, TTC Land expects to hand over the remaining products of the following projects: Jamona Golden Silk; Jamona City; Sky Villas; Jamona Home Resort; Charmington La Pointe; Carillon 7.

In addition, in 2019, TTC Land will record brokerage revenue from leasing land of TTCIZ & collecting service fees from Tan Van Project. The company also plans to assign Hai Phong and Binh Thanh TTC Plaza projects.

Question 2:

In the context of a continual good growth of the stock market and the real estate industry is also on a positive momentum, why does SCR share price only rise slightly, sometimes even lower than other companies in the same industry?

Answer question 2: The reason: the market price of the stock shows the health of the Company, when the stock price wants to be increased, it must increase the financial indicators, according to which the solution to increase the financial indicators, the BOD will focus on developing core business activities to improve indicators to bring the best value to shareholders and customers. Precisely, SCR's share price in the market is also decided by market supply and demand.

Question 3:

I noticed that in 2018, the company stopped raising capital by 67%. I Suggest that the BOD need to explain the reason and propose when will raising capital be continued?

Answer question 3: the context and the time of 2018 has many unfavorable developments for raising capital such as: general market situation in 2018 has not many advantages, US-China trade war, land issue public and legal policies changed, so it decided to suspend the plan of issuing shares to existing shareholders, until when the conditions is more favorable and the objectives and market price of the shares is better, the M&A strategy will be completed, all capital increase will be more effective. Therefore, the BOD will consult Shareholders on a more appropriate time to raise capital.

Question 4:***Legal status of Project Charmington Iris?*****Answer question 4:**

Regarding of the legal status: The project investor is Sabeco HP Investment Company Limited, at the time of cooperation, the project has fully implemented legal procedures such as: approving investment certificates, 1/500 approval, completion of obligations on land use fees, investment license approval, certification of tax fulfillment and etc. The project has completed construction of the foundation and the People's Committee is reviewing the legality of the project. The project is mainly related to households located on the project site of the Land, Transport, and not the project land. Investors are actively implementing the above solutions.

Question 5:***In what ways is the company expected to mobilize capital to develop projects in the future?*****Answer question 5:**

The company will mobilize capital through 02 main channels:

- Group 1: financial institutions and investment funds
- Group 2: Through Customers and cooperating with Contractors in appropriate method and effective ways.

5. The Congress conducts voting on reports and proposals:

After the discussion, the General Assembly voted to approve the Reports and Proposals of the BOD, Inspection, Internal Audit and BOM, specifically:

Content of Voting	Approval Rate
Operation report of the BOD in 2018 and plan for 2019	100%
Performance report for 2018 and direction for 2019 missions of the Executive Board	100%
Report of inspection and control activities in 2018.	100%
Statement No. 1: Approval the 2018 audited financial statements	100%
Statement No.2: Approval the authorization for the BOD to select the auditing unit for the 2019 fiscal year	99.94%
Statement No. 3: Approval the plan of profit distribution for 2018	100%
Statement No.4: Approval the business and production plan for 2019	100%

Statement No. 5: Approval issuance of shares to pay dividends	100%
Statement No. 6: Approving the policy for investment activities, purchase and merged of real estate projects	100%
Statement No. 7: Approving the policy of signing related contracts and transactions of the company;	100%
Statement No. 8: Approval establishing the Audit Subcommittee	100%
Statement No. 9: Approval dismissing, additional electing and changing the number of the BOD members	99.94%
Statement No. 10: Approval the appointment of Chairman of the BOD cum Chief Executive Officer of the company	99.9%
Statement No. 11: Approval the remuneration for the BOD in 2019	100%
Statement No. 12: Approval the amendments and supplements to the internal regulations on corporate governance	100%
Statement No. 13: Approval the contents of the amended and supplemented Charter	100%

Details of the vote counting results are presented in the vote counting minutes and have been read out by the Voting Committee and approved by the General Meeting of Shareholders (GMS) at the General Meeting.

6. The secretariat have read out the minutes meeting and the General Assembly approved the Meeting Minutes and the Congress Resolution:

- Representatives of the Secretariat read out the draft of the Minutes meeting and draft of the Congress Resolution.
- After listening to the representative of the Secretariat read out the draft of the Minutes and Draft Resolution of the Annual GMS in 2018, the General Assembly approved the full context of the Meeting's minutes and resolutions with 100% of the total votes of shareholders attending the meeting.

7. General meeting summary statement of the Congress from Mr. Nguyen Dang Thanh - New Chairman of the BOD;

IV. End of Congress:

The 2018 Annual GMS ended successfully at 12:05 on the same day. The General Assembly agreed to assign the BOD and the BOM to implement the decisions stated in the Resolution of the General Meeting.

ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2018

SIGNITURE OF THE PRESIDE BOARD

(Signed)

(Signed)

(Signed)

LAM MINH CHAU

PHAM DIEN TRUNG

BUI TIEN THANG

SIGNITURE OF THE SECRETARIAT

Signed)

(Signed)

(Signed)

NGUYEN HUU DAT

NGUYEN NGOC HAI DANG

TRAN TRIEU NHAN