

INVESTMENT AGREEMENT

Date: November 28, 2024

INVESTOR:

Global Ventures Ltd
Cayman Islands
Represented by: John Okonkwo, Director

TARGET: Vietnam Property Holdings

Amount: USD \$35,000.00

Purpose: Real estate development investment

TERMS:

- Investment structure: To be determined
- Returns: Subject to project performance
- Specific details: Pending finalization

Preliminary Agreement - Vague Terms