

PROPOSAL FOR DISMISSAL AND ADDITIONAL ELECTION OF AN INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

No.: 01/TTr – VPI dated 01/10/2026

To: The General Meeting of Shareholders of Van Phu Real Estate Development Joint Stock Company

Van Phu Real Estate Development Joint Stock Company (the “**Van Phu Company/Company**”) has received the resignation letter dated 9th September 2026 by and from Mr. Trinh Thanh Hai requesting for his resignation as an Independent Member of the Board of Directors (the “**BOD**”) for the 2025–2030 term and made public disclosure on its receipt of such resignation letter on 9th September 2026. On 10th September 2026, Mr. To Nhu Toan, a major shareholder possessing 22.68% of the charter capital of Van Phu Company, has submitted to the Company his nomination letter nominating Mr. Nguyen Van Vu (attached with his Curriculum Vitae) as a candidate for the additional election of an Independent Member of the BOD and requesting Van Phu Company to carry out the procedures for the additional election of an Independent Member of the BOD in accordance with applicable laws and the Company’s Charter. On 11th September 2026, Van Phu Company publicly disclosed information on its receipt of Mr. To Nhu Toan’s nomination letter and the Curriculum Vitae of Mr. Nguyen Van Vu in accordance with Article 274 of Decree No. 155/2020/ND-CP dated 31 December 2020 and Article 24 of the Company’s Charter.

The Board of Directors would like hereby respectfully submit to the General Meeting of Shareholders for consideration and approval the dismissal and additional election of an Independent Member of the BOD of the Company, with the following main contents:

1. Dismissal of Mr. Trinh Thanh Hai from his position as an Independent Member of the BOD of the Company pursuant to his resignation letter submitted to the Company.
2. Additional election of Mr. Nguyen Van Vu as an Independent Member of the BOD.

To ensure its compliance with the requirements on the number of Independent Members of the BOD under applicable laws and the Company’s Charter, the BOD would like hereby respectfully submit to the General Meeting of Shareholders for consideration and implementation of the additional election of an Independent Member of the BOD of the Company:

- i. Number of Independent Members of the BOD to be additionally elected: 01 (one) member
- ii. The term of office of the Independent Member of the BOD to be additionally elected shall be the remaining term of the BOD (2025–2030).

- iii. Qualifications and conditions for the Independent Member of the BOD to be additionally elected: The candidate for the additional election as an Independent Member of the BOD must satisfy the qualifications and conditions prescribed in Article 155 of the Law on Enterprises and Article 24 of the Company's Charter.

The information on the candidate for the additional election as an Independent Member of the BOD and the draft Regulations on the Additional Election of an Independent Member of the BOD are attached to this Proposal and are available on Van Phu Company's website at <https://vanphu.vn/quan-he-co-dong/> under the General Meeting of Shareholders section.

The Board of Directors would like hereby submit to the General Meeting of Shareholders for consideration and approval the dismissal and additional election of an Independent Member of the BOD for the 2025–2030 term of Van Phu Company in accordance with applicable regulations./.

Hanoi, October 1st, 2026

**FOR AND ON BEHALF OF THE BOARD
OF DIRECTORS
VICE CHAIRMAN OF THE BOARD OF
DIRECTORS**

(Signed)

To Nhu Thang

Note: This document is made in Vietnamese and English. In the event of any conflict or inconsistency between the Vietnamese and English versions, the Vietnamese version shall prevail.