

PROPOSAL ON THE SECOND PROFIT DISTRIBUTION PLAN FOR 2025

No.: 02/TTr–VPI dated October 1st, 2026

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

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on June 17th, 2020 and the Laws amending and supplementing the Law on Enterprises (hereinafter referred to as the "Law on Enterprises");
- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly on November 26, 2019, and the Laws amending and supplementing the Law on Securities (hereinafter referred to as the “Law on Securities”);
- Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities, and Decree No. 245/2025/NĐ-CP dated September 11, 2025 of the Government amending and supplementing a number of articles of Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities (hereinafter referred to as “Decree No. 155”);
- Pursuant to the Charter of operation on September 11th, 2026 of Van Phu Real Estate Development Joint Stock Company.
- Pursuant to the 2025 business and production results and the audited 2025 Financial Statements.
- Pursuant to the results of the first share issuance for 2025 dividend payment under Report No. 16/BC-VPI of Van Phu Real Estate Development Joint Stock Company and Official Letter No. 9201/UBCK-QLCB of the State Securities Commission regarding the report documents on the results of the share issuance for dividend payment of VPI.

On April 23, 2026, the 2026 Annual General Meeting of Shareholders ("GMS") issued Resolution No. 2304-1/2026/NQ-ĐHĐCĐ approving the 2025 after-tax profit distribution plan to pay dividends in shares at a rate of 10% and approving the share issuance plan for 2025 dividend payment. Pursuant to the Resolution of the GMS, in August and September 2026, the Board of Directors

("BOD") implemented the share issuance to pay 2025 dividends to shareholders at a rate of 10% in shares. The results of the share issuance for dividend payment are presented in detail in Report No. 16/BC-VPI dated September 11, 2026, and the State Securities Commission issued Official Letter No. 9201/UBCK-QLCB regarding the report documents on the results of the share issuance for dividend payment of VPI, which has been disclosed by the Company in accordance with regulations.

On the basis of balancing the 2026 business and production plan approved by the GMS and in order to prioritize cash flow for business and production operations, the BOD of Van Phu Real Estate Development Joint Stock Company respectfully submits to the GMS for consideration and approval the second profit distribution plan for 2025 to issue shares for dividend payment (2nd time) with specific details as follows:

1. After-tax profit distribution plan in 2025:

Unit: billion VND

No.	Content	Amount	Note
1	Accumulated undistributed profit after tax at December 31 st , 2025 In which:	1.546	According to the audited 2025 Separate Financial Statements
1.1	<i>Accumulated undistributed profit after tax until the end of 2024</i>	<i>1.137</i>	
1.2	<i>Undistributed profit after tax 2025</i>	<i>409</i>	
2	Profits for setting up funds and paying dividends	1.546	
3	Dividend Payment	672	
3.1	<i>First Dividend Payment</i>	<i>320</i>	<i>(*) 10% stock dividend</i>
3.2	<i>Second Dividend Payment</i>	<i>352</i>	<i>(**) 10% stock dividend</i>

4	Appropriation for the establishment of the Science and Technology Development Fund	12	<i>As approved in Resolution No. 2304-1/2026/NQ-ĐHĐCĐ dated April 23, 2026</i>
5	Profit after distribution remaining until the end of 2025 (2-3-4)	862	

(*) The 2025 profit distribution plan was approved by the 2026 Annual General Meeting of Shareholders under Resolution No. 2304-1/2026/NQ-ĐHĐCĐ dated April 23, 2026, and the BOD has implemented it as stated in this Proposal.

(**) The second 2025 profit distribution plan under Proposal No. 02/TTr-VPI dated October 1, 2026, at a rate of 10% in shares. The detailed dividend distribution plan is as follows:

- Method and distribution ratio: share dividends will be distributed at a ratio of 10:1 to existing shareholders on the record date (for every 10 shares held, shareholders will receive 1 additional share).
- Form of payment: Stock dividends

We respectfully submit the proposal to the General Meeting of Shareholders of Van Phu Real Estate Development Joint Stock Company for consideration, comments and approval.

Best regards./.

ON BEHALF OF THE BOARD OF DIRECTORS

VICE CHAIRMAN

(Signed)

To Nhu Thang

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