

**VAN PHU REAL ESTATE
DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 1610-02/2026/NQ-ĐHĐCĐ

Hanoi, October 16th, 2026

**RESOLUTION OF THE GENERAL MEETING OF
SHAREHOLDERS**

*(Re: Approval of the second profit distribution plan for 2025 and approval of the second
share issuance plan for the 2025 dividend payment)*

**THE GENERAL MEETING OF SHAREHOLDERS
VAN PHU REAL ESTATE DEVELOPMENT JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises and its guiding documents;
- Pursuant to the Law on Securities and its guiding documents;
- Pursuant to the Charter on organization and operation of Van Phu Real Estate Development Joint Stock Company (“Van Phu Company”);
- Pursuant to the vote counting results in the Vote Counting Minutes regarding the collection of shareholders’ opinions in writing dated October 16th, 2026;

RESOLVES

Article 1: To approve the Proposal on the second profit distribution plan for 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>	1.137	
1.2	<i>Undistributed profit after tax 2025</i>	409	
2	Profits for setting up funds and paying dividends	1.546	
3	Dividend Payment	672	
3.1	<i>First Dividend Payment</i>	320	<i>(*) 10% stock dividend</i>

3.2	<i>Second Dividend Payment</i>	352	<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-DHĐCĐ 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. 2304-01/2026/NQ-DHĐCĐ dated April 23, 2026, and the BOD has implemented it as stated in the Proposal No. 02/TTr-VPI dated October 1st, 2026.

(**) The second 2025 profit distribution plan 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

Article 2: To approve the Proposal on the second share issuance plan for the 2025 dividend payment

The General Meeting of Shareholders hereby approves the following contents:

To approve the second share issuance plan for the 2025 dividend payment in shares to existing shareholders in proportion to their ownership (Details are as per the Proposal No. 03/TTr – VPI dated October 1st, 2026 of the second share issuance plan for the 2025 dividend payment)

To authorize the Board of Directors to decide on and implement (including but not limited to) the following:

1. Decide on and implement all related procedures; review and finalize details of the issuance plan and number of issuance tranches, ensuring compliance with applicable laws and the Company's Charter, and safeguarding shareholders' interests.
2. Select and decide on the timing for the implementation of the share issuance plan.

3. Decide on and carry out all necessary procedures to increase Charter capital with business registration authorities and to amend Article 6 of the Company's Charter in line with the actual results of the issuance.
4. Decide on and carry out all procedures for additional listing and depository of the newly issued shares at the Ho Chi Minh City Stock Exchange and VSDC.
5. Perform other related tasks necessary to complete the share issuance for dividend payment in accordance with legal regulations and resolutions approved by the GMS.

Article 3: To approve the amendment and supplementation to Article 6 of the Company's Charter in accordance with Proposal No. 03/TTr – VPI dated October 01, 2026 regarding the plan for the second share issuance plan for the 2025 dividend payment. To assign the Board of Directors of the Company to carry out the implementation in accordance with the approval of the General Meeting of Shareholders under Article 2 of this Resolution

Article 4: Implementation Provisions

The Board of Directors, the Executive Board, and relevant individuals and organizations are responsible for implementing this Resolution.

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

This Resolution shall take effect from the date of signing.

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN OF THE BOD**

Recipients:

- As in Article 4;
- SSC, HSX (for reporting);
- Company's website (for information disclosure and sending to shareholders);
- Archived at Office.

To Nhu Toan