



VIET PROPERTY INVESTMENT
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, December 05, 2025

**INVITATION LETTER
2025 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS**

The Board of Directors of Viet Property Investment Joint Stock Company (VPro) - Business registration number: 0102380872 - Head office address at Service Area, 6th floor, Golden Palm Building, 21 Le Van Luong, Nhan Chinh Ward, Thanh Xuan District, Hanoi City, Vietnam respectfully invites shareholders to attend the Company's 2025 Extraordinary General Meeting of Shareholders as follows:

1. Time: 09:00, **December 04, 2025** (*The first meeting*)

2nd meeting: 09:00, **December 05, 2025** (*If the first meeting fails to meet quorum*)

3rd meeting: 09:00, **December 06, 2025** (*If the second meeting fails to meet quorum*)

2. Participants: All shareholders are entitled to attend the 2025 Extraordinary General Meeting of Shareholders according to the list of securities holders consolidated by the Vietnam Securities Depository and Clearing Corporation ("VSDC") under No. VNMEETVSDP006953/VSDPVLXX dated November 03, 2025, with the record date being October 30, 2025.

3. Venue: Conference Hall of Thanh Tri Garment Joint Stock Company, Lot 1-CN3, Ngoc Hoi Industrial Park, Ngoc Hoi Commune, Thanh Tri District, Hanoi City.

4. Content:

Contents under the authority of the 2025 Extraordinary General Meeting of Shareholders (EGM) and other contents under the authority of the General Meeting of Shareholders as prescribed.

5. Agenda and Documents of the General Meeting:

The agenda and documents of the AGM are posted on the Company's website: <https://vpr.vn>

6. Conditions for attending the General Meeting:

- Shareholders whose names appear on the list of securities holders consolidated by the Vietnam Securities Depository and Clearing Corporation (VSDC) under No VNMEETVSDP006953/VSDPVLXX dated November 03, 2025, with the record date being October 30, 2025.

- To organize the Congress carefully, shareholders can attend in person or authorize a representative or a member of the Board of Directors/Executive Board of the Company (according to the attached form). Shareholders are requested to confirm and send it to the Company's business location (Service Area, 6th floor, Golden Palm Building, 21 Le Van Luong, Nhan Chinh Ward, Thanh Xuan District, Hanoi City, Vietnam) **before 2:00 p.m. on December 03, 2025.**

- To attend the Congress, individual shareholders, legal representatives of institutional shareholders who directly attend or authorized persons are requested to present the Invitation Letter, Identity Card/Citizen Identification Card/Passport and original Power of Attorney (if authorized). For institutional shareholders, present a certified copy of the organization's legal documents (Business Registration Certificate/Establishment Decision).

- For more information, please contact: Ms. Pham Thi Bich Thuy – Board Secretary – Phone: 024.37856969/Hotline: 0971053565 - Email: tchc@vpr.vn

Note: Accommodation, travel and other expenses are paid by shareholders.

Sincerely announce!

**ON BEHALF OF THE BOARD OF DIRECTOR
CHAIRMAN**



NGUYEN VIET DUNG



THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, 2025

**CONFIRMATION OF
ATTENDANCE / PROXY AUTHORIZATION**

**To: Organizing Committee of the 2025 Extraordinary General Meeting of Shareholders of
Viet Property Investment Joint Stock Company**

Shareholder's name:
Shareholder code:
Number of shares held (as of the record date October 30, 2025):
ID/Passport/Business Registration Certificate No: Issued on at
Total voting shares:
(In words:)

1. Confirmation of attendance at the 2025 Extraordinary General Meeting of Shareholders: ☐

2. Or authorize for: ☐

2.1. Name of individual/organization:
ID/Passport/Business Registration Certificate No: Issued on at
Address/Phone number:

2.2. In case the shareholder does not attend and does not authorize another person to attend the 2025 Extraordinary General Meeting of Shareholders, the shareholder may authorize one of the following members of the Board of Directors ("BOD")/Executive Board of the Company to attend on their behalf: (Please mark "X" or "√" in one of the following boxes)

☐

Mr. Nguyen Viet Dung

- Chairman of the BOD

☐

Mr. Trinh Quoc Khanh

- Member of the BOD cum General Director

CONTENT OF AUTHORIZATION:

The Authorized Person is hereby authorized to represent the Authorizing Party to attend and vote at the 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company ("the Company").

This authorization is valid only for the duration of the 2025 Extraordinary General Meeting of Shareholders 2025 of the Company.

We take full responsibility for this authorization and hereby undertake to strictly comply with all applicable laws and the Charter of the Company. We also commit not to make any complaints or claims against the Company in relation to this authorization.

Authorized party
(Signature, full name, and seal if any)

Shareholder/Authorizing Party
(Signature, full name, and seal if any)

Note:

- If a shareholder authorizes a member of the Board of Directors or the Executive Board, please send the original Power of Attorney to the Company's business address (Service Area, 6th Floor, Golden Palm Building, 21 Le Van Luong Street, Nhan Chinh Ward, Thanh Xuan District, Hanoi City, Vietnam).
- The authorized person is not permitted to delegate the authorization to another individual for attending the meeting.
- In case the shareholder attends the meeting in person without authorization, only item 1 will be confirmed.
- If the shareholder has changes in the registered information of the securities owner but has not yet updated the registration, the shareholder must provide confirmation forms in accordance with legal regulations.



MEETING AGENDA
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025

- Time: 09:00, **December 04, 2025** *(The first meeting)*
2nd meeting: 09:00, **December 05, 2025** *(If the first meeting fails to meet quorum)*
3rd meeting: 09:00, **December 06, 2025** *(If the second meeting fails to meet quorum)*
- Venue: Conference Hall of Thanh Tri Garment Joint Stock Company, Lot 1-CN3, Ngoc Hoi Industrial Park, Ngoc Hoi Commune, Thanh Tri District, Hanoi City.

No	Time	Content	Host
1	8:00 - 9:00	Welcome and registration of delegates	Organizing Committee
2	9:00 - 9:15	Opening the General Meeting; Introduction and approval of the Presidium. Introducing the Shareholder Qualification Inspection Committee.	Organizing Committee
3	9:15 - 9:30	The Shareholder Qualification Inspection Committee reports the inspection results.	Head of Shareholder Qualification Inspection
4	9:30 - 9:40	Nomination and approval of the Secretarial and the Vote Counting Committee.	Presidium
5	9:40 - 10:00	1. Approval Regulations on Organizing and Voting the 2025 Extraordinary General Shareholders' Meeting. 2. Approval The Agenda of the General Meeting of Shareholders.	Presidium
6	10:00 - 10:30	Presentation of presentations:	Presidium
6.1		Proposal on the Change of Business Lines of the Company	
6.2		Proposal on the Approval of the Policy for Participation in Real Estate Investment Projects in Hanoi City	
6.3		Proposal on the amendment of the Company's Charter of Organization and Operation	
6.4		Other contents under the authority of the General Meeting of Shareholders (if any)	
7	10:30 - 10:45	Discussion <i>(maximum 15 minutes)</i>	
8	10:45 - 11:00	Vote to approve the program contents	Counting Committee
9	11:00 - 11:20	Take a break	
10	11:20 - 11:30	Announcement of voting results	Counting Committee
11	11:30 - 11:45	Read the meeting minutes and draft Resolution of the Congress.	Secretariat
12	11:45- 12:00	Vote to pass the Congress Resolution and Close the Congress.	Presidium



Hanoi, November 05, 2025

DRAFT

Regulation on organization and voting at the 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company

Pursuant to :

- Enterprise Law No. 59/2020/QH14;
- Law No. 03/2022/QH15;
- Securities Law No. 54/2019/QH14;
- Charter of Organization and Operation of Viet Property Investment Joint Stock Company, approved by the General Meeting of Shareholders (GMS) under Resolution No. 01/2024/NQ-GMS-VPRO dated June 29, 2024, and amended, updated, and issued by the Board of Directors (BOD) under Resolution No. 24/BOD dated August 15, 2025.

To ensure the success of the 2025 Extraordinary General Meeting of Shareholders (EGMS) of Viet Property Investment Joint Stock Company, the EGMS Organizing Committee hereby drafts the following Regulation on Organization and Voting:

Article 1. Purpose

- Ensurance of order, code of conduct, and voting procedures at the 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company shall be in full compliance with applicable regulations and ensure the successful and orderly conduct of the meeting.
- Resolutions of the General Meeting of Shareholders shall represent the unified will of the meeting, satisfy the aspirations and lawful rights and interests of shareholders, and comply with the provisions of law.

Article 2. Subjects, Scope

- Subjects: All shareholders and authorized representatives attending the 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company shall comply with and adhere to the provisions of this Regulation, the Company's Charter on organization and operation, and the applicable laws and regulations.
- Scope: This Regulation shall apply to the 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company.

Article 3. Interpretation of Terms and Abbreviations

- Company: Viet Property Investment Joint Stock Company
- BOD: Board of Directors
- SB: Supervisory Board
- OC: Organizing Committee
- General Meeting / EGM: The 2025 Extraordinary General Meeting of Shareholders
- Shareholder: An individual or organization owning at least one (01) share of Viet Property Investment Joint Stock Company, whose name appears in the list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation (VSDC) as of October 30, 2025, and who has been invited by the Company to attend the meeting;
- Charter: The Charter on Organization and Operation of Viet Property Investment Joint Stock Company
- Voting: The act by which a shareholder exercises their right to express an opinion on specific matters to determine whether such matters meet the conditions for approval by the General Meeting (i.e., agree, disagree, or abstain for each item subject to voting).

Article 4: Conditions for Holding the Extraordinary General Meeting of Shareholders (Pursuant to Article 21 of the Company's Charter)

1. The 2025 Extraordinary General Meeting of Shareholders (EGM) shall be validly convened when the attending shareholders (or their authorized representatives) represent more than 50% of the total voting shares.
2. In the event that the required number of attendees is not met within 30 (thirty) minutes from the scheduled opening time, the convener shall cancel the meeting. The meeting must then be reconvened within 30 (thirty) days from the date initially scheduled for the first meeting. The reconvened EGM shall be validly held when the attending shareholders represent at least 33% (thirty-three percent) of the total voting shares.
3. If the second meeting still fails to satisfy the conditions for holding the meeting as prescribed above, a third meeting shall be convened within 20 (twenty) days from the scheduled date of the second meeting. In this case, the 2025 Extraordinary General Meeting of Shareholders shall be validly conducted regardless of the total number of voting shares represented by the attending shareholders and shall have full authority to decide on all matters scheduled for approval at the first 2025 EGMS..

Article 5. Conditions for Shareholders to Attend the General Meeting

Shareholders whose names appear on the Company's shareholder list, as compiled by the Vietnam Securities Depository and Clearing Corporation (VSDC) as of October 30, 2025, shall have the right to attend the meeting or authorize their

representatives to attend on their behalf. Shareholders or authorized representatives of institutional shareholders may attend the meeting in person or authorize, in writing, one or more individuals or organizations to attend the meeting on their behalf.

Shareholders and authorized representatives attending the General Meeting must comply with the following regulations:

- Arrive on time, dress appropriately and respectfully, comply with security procedures (if any), and present identification documents as required by the Organizing Committee.
- Receive meeting materials at the shareholder registration desk.
- Shareholders arriving late have the right to register immediately upon arrival and may participate and vote from that point onward. The Chairman shall not be required to pause the meeting to allow latecomers to register, and the validity of voting conducted prior to their arrival shall not be affected.
- Keep mobile phones on silent or vibration mode, and step outside the meeting area when making or receiving calls.
- Comply with all regulations and instructions of the Organizing Committee and the Chairman of the meeting.
- The Board of Directors may require shareholders or authorized representatives attending the General Meeting to undergo such inspections or security measures as deemed appropriate.
- The Board of Directors may request competent authorities to maintain order during the meeting and remove from the premises any person who fails to comply with the Chairperson's authority, disrupts order, obstructs the normal conduct of the meeting, or refuses to comply with security inspection requirements.

Article 6. Chairman

- The Chairman of the Board of Directors shall authorize the General Director to act as the Chairman of the 2025 Extraordinary General Meeting of Shareholders (EGMS).
- The Chairman shall conduct the meeting in accordance with the agenda and program approved by the General Meeting of Shareholders at the opening session.
- The Chairman may take any actions deemed necessary to ensure the meeting is conducted lawfully, orderly, and in accordance with the approved agenda, reflecting the collective will of the majority of attending shareholders.
- Duties of the Chairman :
 - o Preside over and manage all activities of the General Meeting according to the approved agenda;

- Guide shareholders and participants in discussing the matters on the agenda;
- Present draft resolutions and proposals for the General Meeting's consideration and voting;
- Respond to, or designate competent persons to respond to, questions raised by shareholders during the meeting;
- Address any issues that arise during the course of the meeting;
- The Chairman 's decisions regarding procedures, order of business, or matters arising outside the approved agenda shall be final and binding.

Article 7. Secretary of the Meeting

- The Chairman shall nominate members of the Secretariat responsible for recording the minutes of the General Meeting.
- The General Meeting of Shareholders shall vote to approve the personnel of the Secretariat.
- Duties and Powers of the Secretary:
 - Record fully and accurately the proceedings of the General Meeting;
 - Receive and manage question forms submitted by shareholders;
 - Prepare the minutes of the meeting and draft the resolutions of the General Meeting of Shareholders;
 - Assist the Chairman in disclosing information related to the meeting and in notifying shareholders in accordance with applicable laws and the Company's Charter;

Article 8. Shareholder Eligibility Verification Committee

- The Shareholder Eligibility Verification Committee of the General Meeting of Shareholders (GMS) shall consist of five (05) members, including one Head and four (04) members, appointed by the Board of Directors and introduced to the General Meeting for approval by the shareholders.
- Duties of the Shareholder Eligibility Verification Committee:
 - Verify the eligibility of shareholders attending the General Meeting;
 - The Head of the Committee shall report to the General Meeting on the number of shareholders present and their respective shareholding ratios.
 - The General Meeting of Shareholders may be conducted only when the conditions specified in **Article 4 – “Conditions for Conducting the General Meeting of Shareholders”** of this Regulation are satisfied.

Article 9. The Counting Committee

- The Counting Committee shall consist of no more than five (05) members.
- The Chairman shall nominate candidates for the Counting Committee.

- Candidates standing for election or nomination (in the case of elections) shall not serve as members of the Counting Committee.
- The General Meeting of Shareholders shall vote to approve the members of the Counting Committee.
- Duties of the Counting Committee:
 - o Announce the principles, procedures, and instructions for voting;
 - o Check and record voting cards, prepare the vote counting minutes, announce the results, and submit the minutes to the Chairman for approval of the voting results;
 - o Promptly notify the Secretary of the Meeting of the voting results;
 - o Review and report to the General Meeting any violations of voting procedures or complaints regarding the voting results..

Article 10. Discussion at the General Meeting

- Discussion shall be conducted only within the scope of the issues presented in the approved agenda of the General Meeting of Shareholders;
- Shareholders/authorized representatives who wish to speak or debate shall raise their hands; the Chairman, the Presidium shall be responsible for conducting the meeting and facilitating shareholders in expressing their opinions.
- Each shareholder or authorized representative shall speak briefly and avoid repeating previously mentioned content.
- With respect to discussions and debates at the Meeting, the Presidium and the Chairman shall conduct the meeting in a manner that enables shareholders to express their opinions and engage in debate. In cases where the duration of discussions on a specific agenda item exceeds the time allocated in the program, the Presidium and the Chairman may only conclude the debate if there are no further opinions from shareholders or if the Meeting so resolves with the approval of shareholders representing more than fifty percent (50%) of the total voting shares present and voting at the Meeting.

Article 11. Voting on the Matters

a) General provisions on voting

- All matters in the agenda and contents of the General Meeting shall be discussed and voted on publicly.
- Each share with voting rights corresponds to one voting right.
- Each shareholder/authorized representative attending the Meeting shall be given one (01) Voting Card and one (01) Ballot. The Voting Card and Ballot shall indicate the shareholder code, full name, number of shares owned and/or authorized for voting rights. The Company shall print, affix the seal, and directly deliver the Voting Cards and Ballots to shareholders or their authorized representatives at the Meeting..

b) Voting procedure

- Each matter within the competence of the General Meeting shall be submitted for voting in the following order:
 - o Approval (in favor) of the proposed content;
 - o Disapproval (against) of the proposed content;
 - o No opinion (abstention) on the proposed content..

c) Method of voting

- When conducting voting at the General Meeting, shareholders shall vote on each matter by one of the following methods:
 - o By raising Voting Cards: When voting by raising Voting Cards, shareholders or authorized representatives raise their Voting Cards toward the Chairman. This method is applied to all matters except for reports of the Board of Directors, reports of the General Director, reports of the Supervisory Board, and other documents submitted at the Meeting. Under this method, the Counting Committee shall count the votes of all shareholders attending and voting at the Meeting, including votes in favor, votes against, and abstentions.
 - o By filling in Ballots: For each matter, shareholders select one of three options: "Agree," "Disagree," or "No opinion" printed on the Ballot by marking an "X" or "V" in the selected box. This method is applied to the reports of the Board of Directors, the General Director, the Supervisory Board, and the proposals presented at the Meeting.
- After completing all voting matters, shareholders shall put the Ballots into the sealed ballot box at the Meeting according to the guidance of the Counting Committee.

d) Validity of Ballots

- A valid Ballot is the printed form issued by the Organizing Committee, without erasure, alteration, tearing, or damage, without adding any other contents, and must bear the signature and full handwritten name of the shareholder/authorized representative attending the Meeting.
- On the Ballot, a voting item (report, proposal) is valid when the shareholder/authorized representative marks one (01) of the three (03) voting boxes. An invalid voting item is one that does not comply with the valid voting content requirement.
- A Ballot is invalid if:
 - o Additional contents are written on the Ballot;
 - o The Ballot is not in the form issued by the Organizing Committee, does not bear the Company's red seal, or contains erasures, alterations, or added contents beyond the prescribed format. In this case, all voting contents on such Ballot are invalid.

e) Recording of voting results

The Counting Committee shall count all votes from shareholders attending and voting at the Meeting, check the number of votes "in favor," "against," and "no opinion" for each matter, and shall be responsible for recording, summarizing, and reporting the voting results at the General Meeting.

f) Minimum ratio required for approval

According to Clause 3, Article 33 of the Company's Charter, resolutions on the following matters shall be passed only when approved by at least sixty-five percent (65%) of the total voting shares of all shareholders attending in person or by proxy at the General Meeting:

- Type of shares and total number of shares of each type;
- Changes in business lines and fields of operation;
- Changes in organizational or management structure of the Company;
- Investment projects or sale of assets valued at thirty-five percent (35%) or more of the total asset value recorded in the latest financial statement of the Company;
- Reorganization or dissolution of the Company;
- Other cases as provided in the Company's Charter.

Except for the above cases, other resolutions shall be passed when approved by shareholders holding more than fifty percent (50%) of the total voting shares of all shareholders attending and voting at the Meeting (except for cases specified in Clauses 3 and 5, Article 23 of the Company's Charter and Clauses 4 and 6, Article 148 of the Law on Enterprises).

Article 12. Minutes and Resolution of the General Meeting of Shareholders

The Minutes and the Resolution of the General Meeting of Shareholders must be read and approved before the closing of the Meeting.

Article 13. Implementation

- All shareholders/authorized representatives and guests attending the General Meeting are responsible for fully complying with the provisions set forth in this Regulation, the Company's current governance rules, internal regulations, and all relevant laws and regulations.
- Matters not specifically provided for in this Regulation shall be uniformly implemented in accordance with the provisions of the Company's Charter, the Law on Enterprises 2020, and other prevailing legal documents of the State..

This Regulation shall take effect immediately after being approved by the General Meeting of Shareholders of Viet Property Investment Joint Stock Company.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**

Nguyen Viet Dung



Hanoi, November 05, 2025

No.: 06/TTr-HĐQT-VPRO

PROPOSAL

Regarding: Change of business lines of the Company

**To: 2025 Extraordinary General Meeting of Shareholders of Viet Property
Investment Joint Stock**

Pursuant to:

- The Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on June 17, 2020, and its implementing documents, amendments and supplements;*
- Decision No. 36/2025/QĐ-TTg dated September 29, 2025, of the Prime Minister issuing the Vietnam Economic Sector System, effective from November 15, 2025;*
- Charter on Organization and Operation of Viet Land Investment Joint Stock Company;*
- Demand for development of the Company's business and production activities.*

Implementation of Decision No. 36/2025/QĐ-TTg of the Prime Minister on the promulgation of the new Vietnam Standard Industrial Classification System, effective from November 15, 2025, in which certain industry codes and names have been revised, supplemented, or abolished compared to the previous system.

To ensure legal compliance, alignment with the Company's actual operations, and its development orientation, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the following contents:

1. Approval of the adjustment and supplementation of the Company's business lines:

- Update of the Company's business lines in accordance with the new classification system;*
- Supplementation of certain business lines suitable for the strategy of expanding investment and business activities;*
- Removal of business lines that are no longer in effect or no longer suitable;*
- Retention of business lines currently operating effectively.*

(Detailed list of business lines attached to this Proposal)

2. Assignment and authorization:

- Assignment to the Board of Directors/Legal Representative to organize the*

implementation of procedures for registering changes to business lines with the competent business registration authority;

- Update of the contents of the Company's Charter and disclosure documents in accordance with legal regulations;

- Disclosure of information as required by the State Securities Commission and the Stock Exchange (if any);

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely thank you!

Recipients:

- *As above;*
- *BOD, BOS, GD;*
- *Archived.*

ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRMAN



Nguyen Viet Dung

LIST OF BUSINESS LINES TO BE ADJUSTED AND SUPPLEMENTED

1. Supplementation of the following business lines:

No.	Name of supplemented business lines	Business Code	Note
1	Producing products from plastic	2220	
2	Forging, stamping, pressing and rolling metal; metal powder smelting	2591	
3	Mechanical; metal treatment and coating	2592	
4	Manufacture of other metal products n.e.c	2599	
5	Manufacture of medical, dental, orthopedic and rehabilitation equipment and instruments Details: Production of medical equipment (Articles 8 and 9 of Decree No. 98/2021/ND-CP dated November 08, 2021, of the Government on management of medical equipment)	3250	
6	Agents, brokers, auctions of goods Details: Acting as agent for the sale of goods; Brokerage of goods trading (Excluding auction activities)	4610	
7	Wholesale of other household appliances Details: - Wholesale of pharmaceuticals and pharmaceutical materials; (Point d, Clause 2, Article 32 of the Pharmacy Law 2016) - Wholesale of medical supplies: Cotton, bandages, gauze, first-aid tools, syringes...; Wholesale of medical equipment for household use such as: Blood pressure monitors, hearing aids...; (Articles 4 and 40 of Decree No. 98/2021/ND-CP dated November 08, 2021, of the Government on management of medical equipment) - Wholesale of veterinary drugs. (Article 92 of the Veterinary Law 2015)	4649	
8	Wholesale of computers, peripherals and software	4651	
9	Other specialized wholesale n.e.c Details: - Wholesale of fertilizers and agrochemical products - Wholesale of fibers, yarns, textile fibers, garment accessories, and footwear. - Wholesale of metal and non-metal scrap and waste/non-metals - Wholesale of industrial chemicals such as: Aniline, printing ink, essential oils, industrial gases, chemical adhesives, pigments, synthetic resins, methanol, paraffin, perfumes and flavorings, soda, industrial salts, acids and sulfur, starch derivatives... (Clause 2, Article 3 of Decree No. 113/2017/ND-CP providing details and guidance on	4679	

	implementation of certain articles of the Law on Chemicals) - Wholesale of primary-form plastics. - Wholesale of rubber. - Wholesale of textile fibers. - Wholesale of pulp. - Wholesale of precious stones - Other specialized wholesale n.e.c. (permitted by the State)		
10	Retail sale of food in specialized stores Details: Retail sale of nutritional foods and functional foods.	4722	
11	Retail sale of information and communications technology equipment	4740	
12	Retail sale of information and communications technology equipment Details: - Retail sale of pharmaceuticals; herbal medicines, traditional medicines (Point dd, Clause 2, Article 32 of the Pharmacy Law 2016). - Retail sale of medical instruments and equipment (Article 40 of Decree No. 98/2021/ND-CP dated November 08, 2021, of the Government on management of medical equipment). - Retail sale of perfumes, cosmetics and toilet articles.	4772	
13	Other retail sales of new goods in specialized stores (excluding automobiles, motorcycles, and their parts and accessories) Details: Retail sale of industrial chemicals and food additives; (Excluding the trading of gold, silver, gemstones; trading of hunting or sporting guns and ammunition; trading of stamps and metallic currency.)	4773	
14	Freight transport by road	4933	
15	Warehousing and storage of goods	5210	
16	Other professional, scientific and technical activities n.e.c Details: Technical and technological consultancy activities;	7499	
17	Rental of machinery, equipment and other tangible goods without operator Details: - Renting of agricultural and forestry machinery and equipment without operator; - Renting of construction machinery and equipment without operator; - Renting of office machinery and equipment (including computers) without operator; - Renting of other machinery, equipment and tangible goods n.e.c. without operator.	7730	
18	Travel agent	7911	

19	Other tourism-related activities	7990	
20	Other amusement and recreation activities Details: - Other amusement and recreation activities (excluding amusement parks and theme parks); - Operation of recreational facilities, beaches, including rental facilities such as bathhouses, lockers, chairs, umbrellas, etc.; - Operation of recreational transport facilities, e.g., pleasure boats; - Rental of recreation and relaxation equipment as part of recreational facilities; - Operation of sound and light shows; - Creation and performance of fireworks displays; - Operation of fairs and exhibitions featuring natural entertainment attractions;	9329	
21	Manufacture of wooden beds, wardrobes, tables and chairs	3101	
22	Manufacture of metal beds, wardrobes, tables and chairs	3102	
23	Manufacture of beds, wardrobes, tables and chairs from other materials	3109	
24	Scientific research and technological development in the field of natural sciences	7211	
25	Scientific research and technological development in the field of science, engineering and technology	7212	
26	Scientific research and technological development in the field of medical science and pharmacy	7213	
27	Scientific research and technological development in the field of agricultural science	7214	
28	Construction of water works	4291	
29	Construction of mining works	4292	
30	Construction of processing and manufacturing works	4293	
31	Construction of other civil engineering works	4299	
32	Architectural activities and related technical consulting Details: - Architectural consulting services including Design and sketching of structures; urban development planning and landscape architecture; - Supervision of basic construction works. - Preparation and execution of projects related to electrical and electronic engineering, mining engineering, chemical engineering, pharmaceuticals, industrial systems, safety engineering, or water management projects. - Preparation and execution of projects related to electrical and electronic engineering, mining engineering, chemical engineering, pharmaceuticals, industrial systems, safety engineering, or water management projects.	7110	
33	Wholesale of metals and metal ores	4672	
34	Beauty care services and other beauty activities	9622	
35	Spa and sauna services	9623	
36	Growing vegetables, beans and flowers	0118	

37	Afforestation, forest care and forestry tree nursery	0210	
38	Logging (excluding types prohibited by the State)	0220	
39	Gathering of non-wood forest products (excluding types prohibited by the State)	0230	
40	Forestry service activities	0240	
41	Manufacture of cocoa, chocolate and sugar confectionery	1073	
42	Hotels and similar accommodation (excluding operation of bars, karaoke rooms, and discotheques)	5510	
43	Event catering services (excluding operation of bars, karaoke rooms, and discotheques)	5621	
44	Real estate agency services Details: Real estate business services (Clause 2, Article 3 of the Real Estate Business Law 2023)	6821	
45	Development of video games, video game software, and video game software tools	6211	
46	Other computer programming activities	6219	
47	Computer consultancy and computer facilities management activities	6220	
48	Data processing, hosting and related activities; web portals	6310	
49	Web portals and other information service activities	6390	
50	Office administrative and support activities	8210	
51	Literary and musical composition activities	9011	
52	Visual arts creation activities	9012	
53	Other artistic creation activities	9019	
54	Performing arts activities	9020	

2. Removal of the following business lines: *(Amended or abolished according to Decision No. 36/2025/QĐ-TTg of the Prime Minister)*

No.	Name of supplemented business lines	Business Code	Note
1	Travel agency	7911	
2	Tourism promotional and organizational support services	7920	
3	Other amusement and recreation activities n.e.c. Details: - Other amusement and recreation activities (excluding amusement parks and theme parks); - Operation of recreational facilities and beaches, including rental of amenities such as bathhouses, lockers, lounge chairs, umbrellas, etc.; - Operation of recreational transport facilities, e.g., pleasure boats; - Rental of relaxation and leisure equipment as part of recreational facilities; - Operation of fairs and exhibitions featuring natural recreational attractions;	9329	
4	Manufacture of beds, cabinets, tables and chairs	3100	

5	Research and experimental development on natural sciences and engineering	7210	
6	Construction of other civil engineering projects Details:- Construction of industrial works, excluding buildings, such as oil refineries and chemical plants; - Construction of waterway works such as ports, river works, tourist ports, sluices, dams, and dikes; - Construction of tunnels and outdoor sports facilities; - General EPC contracting; general construction contracting, interior decoration, and provision and installation of technical system equipment for civil and industrial works, industrial parks, urban areas, transport, irrigation, hydropower projects, transmission lines, and transformer stations up to 500 kV.	4290	
7	Other related technical consultancy activities - Details: Preparation and development of projects for houses, hotels, offices, commercial centers, supermarkets, new urban areas, industrial zones, economic zones, and hi-tech parks.	71109	
8	Wholesale of metals and metal ores Details: Trading in raw materials serving the steel industry.	4662	
9	Aquaculture seed production	0323	
10	Steam bath, massage, and other health improvement services (except sports activities) Details: Steam bath, massage, sunbathing, and non-surgical beauty services such as belly fat reduction and body slimming (excluding acupuncture, acupressure, and steam bath using traditional herbal medicine).	9610	
11	Growing of vegetables, beans, and flowers, ornamental plants	0118	
12	Forestry planting and forest care	0210	
13	Logging (except for types prohibited by the State)	0221	
14	Exploitation of non-timber forest products (except for types of forest products prohibited by the State)	0222	
15	Gathering of non-wood forest products and other forest products	0230	
16	Manufacture of cocoa, chocolate, and confectionery	1073	
17	Short-term accommodation services (excluding operation of bars, karaoke lounges, and discotheques)	5510	
18	Provision of food and beverage services under occasional contracts with customers (serving parties, meetings, weddings, etc.) (excluding operation of bars, karaoke lounges, and discotheques)	5621	
19	Real estate consultancy, brokerage, and auction services;	6820	

	land use right auction services Details: Real estate brokerage services; real estate valuation services; real estate exchange services (only operating at the company's real estate trading floor); real estate management services; real estate advertising services; real estate consultancy services.		
20	Computer consultancy and computer systems management services	6202	
21	Computer programming	6201	
22	Data processing, hosting, and related activities	6311	
23	Other information service activities not elsewhere classified Details: Information services via telephone; information retrieval services provided under contract or on a fee basis (excluding investigative services and information prohibited by the State).	6329	
24	Photocopying, document preparation, and other specialized office support activities Details: Document preparation; editing or proofreading; typing, word processing or electronic typesetting; letter writing or abstracting; photocopying, duplicating; word correction services; and other document copying services not accompanied by printing, such as offset printing, quick printing, and digital printing.	8219	
25	Creative, artistic, and entertainment activities	9000	

3. Retaining the existing business lines that remain unchanged:

No.	Name of supplemented business lines	Business Code	Note
1	Beverage serving services (Excluding bar business)	5630	
2	Tour operation	7912	
3	Operation of amusement and theme parks	9321	
4	Wholesale of other machinery, equipment, and spare parts Details: - Wholesale of office machinery and equipment, office desks, chairs, and cabinets; means of transport excluding cars, motorcycles, motorbikes, and bicycles; robots in automated production lines; electrical wires, switches, and other installation devices for industrial purposes; other electrical materials such as electric motors, transformers; machine tools for all materials; other machinery and equipment not elsewhere classified used for industrial production, commerce, maritime, and other services; computer-controlled machine tools and computer-operated machinery for the textile industry; measuring instruments and equipment.	4659	

	<ul style="list-style-type: none"> - Supply of materials and equipment for power plants. - Trading in machinery and spare parts for the steel industry. - Trading in materials, machinery, and equipment serving investment projects, construction works, interior and exterior furnishing, water supply and drainage, environment, and technical infrastructure. 		
5	Wholesale of other household goods Details: Wholesale of suitcases, bags, handbags, wallets, leather and imitation leather goods; perfumes, cosmetics, and hygiene products; ceramics, porcelain, and glassware; household electrical appliances, lamps and lighting equipment; beds, wardrobes, tables, chairs, and similar household furniture; books, newspapers, magazines, stationery; sporting goods; and medical equipment.	4649	
6	Extraction, treatment and supply of water	3600	
7	Drainage and wastewater treatment	3700	
8	Technical testing and analysis	7120	
9	Installation of electrical systems	4321	
10	Prepare surface	4312	
11	Collapse	4311	
12	Other mining not classified elsewhere	0899	
13	<ul style="list-style-type: none"> - Other business support service activities n.e.c. - Providing commentary and scheduling explanations for television programs on meetings; - Barcode addressing; mail sorting services; - Import-export agency services; - Import and export of goods traded by the Company. 	8299	
14	Forestry service activities	0240	
15	Sea fishing	0311	
16	Inland fisheries exploitation	0312	
17	Marine aquaculture	0321	
18	Inland aquaculture	0322	
19	Processing and preserving meat and meat products	1010	
20	Processing and preserving vegetables	1030	
21	Production of animal and vegetable oils and fats	1040	
22	Processing milk and dairy products	1050	
23	Milling and production of raw flour	1061	
24	Processing and preserving aquatic products and aquatic products	1020	
25	Manufacture of other products from wood; produce products from bamboo, cork, straw, and plaiting materials	1629	
26	Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals	4620	
27	Growing rice	0111	
28	Growing corn and other grain crops	0112	
29	Planting starchy tubers	0113	

30	Planting sugarcane	0114	
31	Planting tobacco, pipe tobacco	0115	
32	Planting trees for fiber	0116	
33	Planting oilseed plants	0117	
34	Manufacture of starch and starch products	1062	
35	Producing cakes from flour	1071	
36	Sugar production	1072	
37	Manufacture of pasta, noodles and similar products	1074	
38	Producing food, ready-to-eat food	1075	
39	Manufacture of other foods n.e.c	1079	
40	Producing animal, poultry and aquatic feed	1080	
41	Sale food	4632	
42	Restaurants and mobile catering services (excluding operation of bars, karaoke rooms, and discotheques)	5610	
43	Other food service - Details: Providing food and beverage services under contract with customers for a specified period of time (excluding bar business, karaoke rooms, and discotheques)	5629	
44	Printing	1811	
45	Services related to printing	1812	
46	Copy records of all kinds	1820	
47	Advertisement	7310	
48	market research and opinion polls (excluding investigation services and information prohibited by the State)	7320	
49	Organization of trade promotion activities - Organizing events, promoting and managing events in business activities, exhibitions, presentations, and conferences	8230	
50	- Trading in real estate, land use rights belonging to owners, users or renters - Real estate business: investing in the development of houses and construction works for sale, lease, or lease-purchase; purchasing houses and construction works for sale, lease, or lease-purchase; leasing houses and construction works for sublease; investing in land improvement and infrastructure construction on leased land for sublease; providing services of land use rights transfer, investing in infrastructure works for transfer, lease, or sublease of land with available infrastructure. - Managing, operating, and conducting business services in apartment complexes, urban areas, residential areas, parking lots, and tourist hotels.	6810	
51	Architectural activities and related technical consulting Details: - Supervision of construction and completion of civil	7110	

	engineering works		
	- Consulting on construction project management (only operated when meeting the competency requirements as prescribed by law)		
	- Tender consulting (excluding the determination of bid package prices and contract prices in construction)		
52	Motor vehicle rental	7710	

Hanoi, November 05, 2025

No.: 07 /TTr-HĐQT-VPRO

PROPOSAL

(Regarding: Approval of the policy to participate in investing in real estate projects in Hanoi city.)

To: 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company

Pursuant to:

- The Law on Enterprise No. 59/2020/QH14 dated June 17, 2020, of the National Assembly of the Socialist Republic of Vietnam and its implementing documents, amendments and supplements;
- The Law on Securities No. 54/2019/QH14 dated November 26, 2019 of the National Assembly of the Socialist Republic of Vietnam and its implementing documents, amendments and supplements;
- Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government elaborating on some articles of the Law on Securities;
- The Law on Investment No. 61/2020/QH14 promulgated on June 17, 2020;
- The Law on Real Estate Business No. 29/2023/QH15 passed by the National Assembly on November 28, 2023;
- The Charter of organization and operation of Viet Property Investment Joint Stock Company;
- The Company's demand for expanding the scale of investment and project development.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the policy for the Company to participate in investing in real estate projects, commercial housing, social housing, and other projects in Hanoi city with an expected investment capital of more than 35% of the Company's total assets as per the most recent financial statements. Details are as follows:

1. The General Meeting of Shareholders authorizes the Board of Directors to perform the following:
 - Decide on investment in each specific project;
 - Decide on the implementation form: the Company acting as the investor, or in a joint venture as investor, or receiving project transfer in accordance with the law;
 - Decide on the specific investment capital for each project with a total investment of more than 35% of the Company's total assets.
2. Assign the Board of Directors to organize the implementation of research, negotiation, and decision on detailed contents related to participation in project investment in accordance with the policy approved by the General Meeting of Shareholders; and to carry out necessary legal procedures as required by law and the Company's Charter.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely!

Recipients:

- As above;
- BOD, BOS, GD;
- Archived.



**ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRMAN**

Nguyễn Viet Dung

Hanoi, November 05, 2025

No.: 08/TTr-HĐQT-VPRO

PROPOSAL

(Regarding the amendment of the Company's Charter of Organization and Operation)

To: 2025 Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company

Pursuant to:

- The Law on Enterprise No. 59/2020/QH14 dated June 17, 2020, of the National Assembly of the Socialist Republic of Vietnam and its implementing documents, amendments and supplements;
- The Law on Securities No. 54/2019/QH14 dated November 26, 2019 of the National Assembly of the Socialist Republic of Vietnam and its implementing documents, amendments and supplements;
- Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government elaborating on some articles of the Law on Securities;
- Circular No. 116/2020/TT-BTC dated December 31, 2020 of the Minister of Finance guiding a number of articles on corporate governance applicable to public companies in Decree No. 155/2020/ND-CP;
- The Charter of organization and operation of Viet Property Investment Joint Stock Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the amendment of the Company's Charter, as follow:

1. Contents of the amendments:

- Amendment to Article 3 of the Company's Charter relating to the list of business lines of the Company (adjustment and supplementation of the list of business lines in accordance with Proposal No. 06/TTr-HĐQT-VPRO dated November 05, 2025).
- Update the basis in the **APPROVAL** section of the Charter.
- Update the charter amendment date after approval by the 2025 Extraordinary General Meeting of Shareholders in **Article 58. Effective Date**.

(Appendix on amendments and supplements attached)

2. Assign the Board of Directors/Legal Representative to organize the implementation of the Charter amendment in accordance with legal regulations.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely thank you!

Recipients:

- As above;
- BOD, BOS, GD;
- Archived.

**ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRMAN**



Nguyen Viet Dung

APPENDIX 01

AMENDMENT TO THE CHARTER OF ORGANIZATION AND OPERATION OF VIET PROPERTY INVESTMENT JOINT STOCK COMPANY

Provisions in the current Company Charter	Proposed amendment content	Reason for amendment
<p style="text-align: center;">APPROVAL</p> <p>This Charter was approved by the General Meeting of Shareholders of Viet Property Investment Joint Stock Company under Resolution No. 01/2024/NQ-ĐHĐCĐ-VPRO dated June 29, 2024, and the full text of this Charter was jointly approved.</p>	<p style="text-align: center;">APPROVAL</p> <p>This Charter was approved by the General Meeting of Shareholders of Viet Real Estate Investment Joint Stock Company under Resolution No. 01/2025/NQ-ĐHĐCĐBT-VPRO dated ____ December 2025, and the full text of this Charter was jointly approved.</p>	<p>Update the amendment timeline of the Charter after approval by the Extraordinary General Meeting of Shareholders in 2025.</p>
<p>PART 3. OBJECTIVES, BUSINESS SCOPE AND ACTIVITIES OF THE COMPANY</p> <p>Article 3. Business objectives of the Company.</p> <p>1. Company's Business Lines:</p> <ul style="list-style-type: none"> - Real estate consulting services (excluding land price appraisal); - Real estate auction services; - Real estate advertising services; - Real estate management services; - Project development and construction of residential projects, hotels, offices, commercial centers, supermarkets, new urban areas, industrial zones, economic zones, high-tech zones; management, operation and business of services in apartment buildings, urban areas, concentrated residential areas, 	<p>PART 3. OBJECTIVES, SCOPE OF BUSINESS AND ACTIVITIES OF THE COMPANY</p> <p>Article 3. Business objectives of the Company.</p> <p>1. Company's Business Lines:</p> <ul style="list-style-type: none"> - Manufacture of plastic products - Forging, pressing, stamping and roll-forming of metal; powder metallurgy - Machining; treatment and coating of metals - Manufacture of other fabricated metal products n.e.c. - Manufacture of medical and dental instruments and supplies, orthopedic appliances, and rehabilitation equipment <p>Details: Manufacture of medical equipment</p> <p>(Articles 8 and 9 of Government Decree No. 98/2021/ND-CP dated November 8, 2021 on management of medical</p>	<ul style="list-style-type: none"> - Addition of business lines - Update of business lines in accordance with Decision No. 36/2025/QĐ-TTg of the Prime Minister on promulgation of the new Vietnam Standard Industrial Classification, effective from November 15, 2025

<p>parking lots, tourist hotels. Investment and business in industrial zone infrastructure and other services;</p> <ul style="list-style-type: none"> - Production, trading; import and export of materials, machinery, equipment serving investment projects, construction works, interior and exterior equipment, water supply and drainage, environment and technical infrastructure; - EPC general contractor, construction and installation general contractor, interior decoration and provision and installation of technical system equipment for civil and industrial works, industrial zones, urban areas, irrigation, hydro-power, traffic works, power lines and substations up to 500 KV. Supply of materials for power plants; - Exploitation, processing and trading of minerals (excluding minerals prohibited by the State); - Real estate business, Investment in creating houses and construction works for sale, lease, lease-purchase; Purchase of houses and construction works for sale, lease, lease-purchase; Lease of houses and construction works for sublease; Investment in land improvement and investment in infrastructure on leased land to lease land with infrastructure; - Services of receiving transfer of land use rights, investing in infrastructure for transfer, lease, leasing land use rights with infrastructure for sublease; - Real estate services; Real estate brokerage services; Real estate valuation services; Real estate trading floor services; - Project management consulting; - Consulting on investment project preparation, bidding document preparation, bid analysis, evaluation and cost estimation for civil and industrial works, transportation works; 	<p>equipment)</p> <ul style="list-style-type: none"> - Agency, brokerage, and auction of goods <p>Details: Agency for sale of goods; Brokerage for purchase and sale of goods</p> <p>(Excluding auction activities)</p> <ul style="list-style-type: none"> - Wholesale of other household goods <p>Details: - Wholesale of pharmaceuticals and pharmaceutical raw materials; (point d, clause 2, Article 32 of the Pharmacy Law 2016)</p> <ul style="list-style-type: none"> - Wholesale of medical instruments: Cotton, bandages, gauze, first-aid tools, syringes...; Wholesale of medical machines and equipment for household use such as blood pressure monitors, hearing aids...; (Articles 4 and 40 of Government Decree No. 98/2021/ND-CP dated November 8, 2021 on management of medical equipment) - Wholesale of veterinary medicines. (Article 92 of the Veterinary Law 2015) <p>Wholesale of computers, peripheral equipment and software</p> <p>Wholesale of other specialized goods n.e.c.</p> <p>Details: - Wholesale of fertilizers and agrochemical products</p> <ul style="list-style-type: none"> - Wholesale of yarns, fibers, textile fibers, garment accessories, and footwear. - Wholesale of metal and non-metal scrap and waste/non-metals. - Wholesale of industrial chemicals such as aniline, printing inks, essential oils, industrial gases, chemical glues, pigments, synthetic resins, methanol, paraffin, perfumes and flavorings, soda, industrial salts, acids and sulfur, starch derivatives... (clause 2, Article 3 of Decree No. 113/2017/ND-CP detailing and guiding the implementation of certain articles of the Law on Chemicals) - Wholesale of primary plastics.
---	---

<ul style="list-style-type: none"> - Consulting on investment project appraisal, technical design, bidding document preparation, contractor selection analysis and evaluation, total cost estimation, and project settlement; - Design of construction planning, general layout, architecture, interior and exterior for civil and industrial construction works; Electrical design for civil and industrial works; Structural design for civil and industrial works; Water supply and drainage design; Technical infrastructure design; Bridge and road design, site leveling; Information and communication technology system design; Marine construction design; Port construction design; - Appraisal: Investment projects, design, total cost estimation, and settlement of works; - Preparation of bidding documents and analysis and evaluation of bidding documents: construction, equipment installation, goods procurement, consultant selection, implementation of foreign investment consulting services; - Inspection and certification of conformity on quality and safety of construction structures; - Quality inspection: Construction works, interior equipment, construction machinery, technological equipment, transport vehicles, environment, determination of damage causes and repair plans, assessment of remaining value of the above products; - Consulting on construction of quality assurance systems for construction works and certification of quality management systems according to ISO standards for organizations; - Monitoring and observation of construction settlement. - Consulting on supervision, construction and equipment 	<ul style="list-style-type: none"> - Wholesale of rubber. - Wholesale of textile fibers. - Wholesale of pulp. - Wholesale of precious stones. - Wholesale of other remaining specialized goods n.e.c. (permitted by the State) - Retail sale of food <p>Details: Retail sale of nutritional food and functional food</p> <ul style="list-style-type: none"> - Retail sale of information and communication technology equipment - Retail sale of pharmaceuticals, medical instruments, cosmetics and toiletries <p>Details: - Retail sale of pharmaceuticals; herbal medicines, traditional medicines (point d, clause 2, Article 32 of the Pharmacy Law 2016).</p> <ul style="list-style-type: none"> - Retail sale of medical instruments and equipment (Article 40 of Government Decree No. 98/2021/ND-CP dated November 8, 2021 on management of medical equipment) - Retail sale of perfumes, cosmetics and toiletries - Retail sale of other new goods (excluding automobiles, motorcycles, motorbikes and their auxiliary parts) <p>Details: Retail sale of chemicals in the industrial sector and food additives;</p> <p>(Excluding trading of gold, silver, precious stones; trading of hunting or sporting guns and ammunition; trading of postage stamps and coinage)</p> <ul style="list-style-type: none"> - Road freight transport - Warehousing and storage of goods - Other professional, scientific and technical activities n.e.c. <p>Details: Technical and technological consulting activities;</p>
---	---

<p>installation for construction works: civil, industrial, transportation, irrigation, hydro-power, thermal power, power lines and substations, technical infrastructure, water supply and drainage, environment;</p> <ul style="list-style-type: none"> - Demolition and site preparation for construction of civil, industrial, irrigation and transportation works; - Production, trading, import and export of raw materials, equipment and spare parts for the steel industry; - Investment entrustment (excluding financial investment entrustment); - Import-export entrustment; - Short-term accommodation services: Restaurants and food and beverage services: Travel agency services, tour guiding, operation of Eco-tourism areas, entertainment zones; - Karaoke services; - Sauna, massage and similar health enhancement services (excluding sports activities). Details: Sauna, massage, sunbathing, non-surgical aesthetics (belly fat reduction, body slimming) (excluding acupuncture, acupressure and herbal steam therapy); - Production and trading of products and preparations from agriculture, forestry, aquaculture: - Agriculture and related services; - Forestry and related services; - Aquaculture and capture; - Processing of wood and production of products from wood, bamboo, rattan (excluding beds, cabinets, tables, chairs); production of products from straw, rice husk and woven materials. - Food processing and trading; - Production and trading of drugs, chemicals and 	<ul style="list-style-type: none"> - Rental of machinery, equipment and other tangible goods without operators <p>Details: - Rental of agricultural and forestry machinery and equipment without operators;</p> <ul style="list-style-type: none"> - Rental of construction machinery and equipment without operators; - Rental of office machinery and equipment (including computers) without operators; - Rental of other machinery, equipment and tangible goods without operators n.e.c. <p>Travel agency</p> <ul style="list-style-type: none"> - Other tourism-related activities <p>Other amusement and recreation activities</p> <p>Details: - Other amusement and recreation activities (excluding amusement parks and theme parks);</p> <ul style="list-style-type: none"> - Operation of recreational areas and beaches, including rental of facilities such as bathhouses, lockers, reclining chairs, parasols, etc.; - Operation of recreational transport facilities, e.g., pleasure boats; - Rental of relaxation equipment as part of recreational facilities; - Operation of sound and light shows; - Operation of fireworks displays and other self-created entertainment exhibits; - Operation of fairs and exhibitions; - Manufacture of wooden beds, wardrobes, tables, chairs - Manufacture of metal beds, wardrobes, tables, chairs - Manufacture of beds, wardrobes, tables, chairs from other materials
---	---

<p>medicinal materials;</p> <ul style="list-style-type: none"> - Import and export of goods traded by the Company; - Production and trading of equipment and machinery for advertising and office activities; - Organization of trade promotion; organization of trade fairs and exhibitions; Organization of conferences, seminars, press conferences and business support service activities; - Advertising; Market research and public opinion polling; - Trading of machinery and equipment for advertising, office equipment; - Printing and related services, copying of various types of records; Printing and advertising design (In accordance with current legal regulations); - Computer programming, consulting and other computer-related activities: Computer programming, computer consulting and computer system administration, information technology services and other computer-related services; - Information services: Data processing, leasing and related activities; Web portals; - Information and entertainment services on radio, television, press; - Organization of art performances (Excluding nightclub operations). - Other specialized wholesale not elsewhere classified, specifically: Wholesale of fertilizers and agrochemical products (4669). - Wholesale of fertilizers, pesticides and other agricultural chemicals (46691), specifically including: Wholesale of fertilizers; Wholesale of pesticides; 	<ul style="list-style-type: none"> - Research and experimental development on natural sciences - Research and experimental development on engineering and technology - Research and experimental development on medical sciences and pharmacy - Research and experimental development on agricultural sciences - Construction of water supply works - Construction of mining works - Construction of processing and manufacturing works - Construction of other civil engineering works - Architectural activities and related technical consultancy <p>Details: - Architectural consulting services including design and drafting of structures; urban development planning and landscape architecture;</p> <ul style="list-style-type: none"> - Supervision of capital construction. - Preparation and execution of projects related to electrical and electronic engineering, mining engineering, chemical engineering, pharmacology, industrial systems, safety engineering or water management projects - Technical design and consulting services for projects related to civil engineering, hydraulic engineering, traffic structures; - Wholesale of metals and metal ores - Beauty care services and other beauty treatments - Spa and sauna services - Growing vegetables, beans and flowers - Forest planting, forest care and nursery of forestry seedlings - Timber logging <p>(excluding types prohibited by the State)</p> <ul style="list-style-type: none"> - Gathering of non-wood forest products
---	---

<p>Wholesale of other agricultural chemicals: herbicides, anti-sprouting agents, plant growth stimulants, other agricultural chemicals.</p> <ul style="list-style-type: none"> - Other remaining specialized wholesale not elsewhere classified (46699). - Leasing of motor vehicles (7710). 	<p>(excluding types prohibited by the State)</p> <ul style="list-style-type: none"> - Forestry services - Manufacture of cocoa, chocolate and sugar confectionery - Hotels and similar accommodation services <p>(Excluding operation of bars, karaoke rooms, discotheques)</p> <ul style="list-style-type: none"> - Provision of non-regular food services under contract with customers <p>(Excluding operation of bars, karaoke rooms, discotheques)</p> <ul style="list-style-type: none"> - Real estate agency services <p>Details: Real estate service business</p> <p>(Clause 2, Article 3 of the Real Estate Business Law 2023)</p> <ul style="list-style-type: none"> - Development of electronic games, electronic game software and electronic game software tools - Other computer programming - Computer consultancy and computer facilities management - Information technology infrastructure, data processing, hosting and related activities - Web portals and other information services - Office administrative and support activities - Literary composition and music composition activities - Visual arts creation activities - Other arts creation activities - Performing arts activities - Beverage serving activities - (Excluding operation of bars) - Tour operation - Activities of amusement parks and theme parks - Wholesale of other machinery, equipment and supplies - Wholesale of office machinery, office furniture, desks,
--	--

	<p>chairs, cabinets, transport means excluding automobiles, motorcycles, motorbikes and bicycles, industrial robots for automated production lines, electric wires, switches and other installation equipment for industrial purposes, other electrical materials such as electric motors, transformers, various machine tools for all materials, other machinery and equipment n.e.c. for use in industrial production, commerce, maritime and other services, computer-controlled machine tools, computer-controlled machinery for textile and garment industry, measuring equipment and instruments;</p> <ul style="list-style-type: none"> - Supply of materials for power plants; - Trading of spare parts and equipment for the steel industry; - Trading of materials, machinery and equipment for investment projects, construction works, interior and exterior equipment, water supply and drainage, environment and technical infrastructure; - Wholesale of other household goods <p>Details: Wholesale of suitcases, bags, purses, wallets, leather goods and imitation leather goods, perfumes, cosmetics and toiletries, ceramic, porcelain, glassware, household electrical appliances, lamps and lighting fixtures, beds, wardrobes, tables, chairs and similar furniture, books, newspapers, magazines, stationery, sports equipment, medical instruments</p> <ul style="list-style-type: none"> - Water abstraction, treatment and supply - Sewerage and wastewater treatment - Technical testing and analysis - Installation of electrical systems - Site preparation - Demolition - Other mining and quarrying n.e.c. - Other business support service activities n.e.c. - Narration of television program schedules for meetings;
--	--

	<ul style="list-style-type: none"> - Barcode addressing; Mail sorting services; - Entrusted export-import; - Export-import of goods traded by the Company; - Forestry services - Marine fishing - Inland fishing - Marine aquaculture - Inland aquaculture - Processing and preserving of meat and meat products - Processing and preserving of fruit and vegetables - Manufacture of vegetable and animal oils and fats - Manufacture of dairy products - Grain milling and production of crude flour - Processing and preserving of fish, crustaceans and mollusc and products thereof - Manufacture of other products of wood; manufacture of products of bamboo, rattan, straw and plaiting materials - Wholesale of agricultural and forestry raw materials (excluding wood, bamboo, rattan) and live animals (excluding types prohibited by the State) - Growing rice - Growing maize and other cereals - Growing roots and tubers with high starch content - Growing sugar cane - Growing tobacco - Growing fiber crops - Growing oilseed crops - Manufacture of starches and starch products - Manufacture of bakery products 	
--	--	--

	<ul style="list-style-type: none"> - Manufacture of sugar - Manufacture of macaroni, noodles, couscous and similar farinaceous products - Manufacture of prepared meals and dishes - Manufacture of other food products n.e.c. - Manufacture of prepared animal feeds - Wholesale of food - Restaurants and mobile food service activities (Excluding operation of bars, karaoke rooms, discotheques) - Other food service activities <p>Details: Provision of food services under contract with customers for a specific period (excluding operation of bars, karaoke rooms, discotheques)</p> <ul style="list-style-type: none"> - Printing - Services related to printing - Reproduction of recorded media - Advertising - Market research and public opinion polling - (excluding investigation and information services prohibited by the State) - Organization of trade fairs and trade promotion - Organization of events, promotion and management of events in business activities, exhibitions, introductions, conferences - Real estate business, land use rights belonging to owners, users or lessees - Real estate business: Investment in creation of houses and construction works for sale, lease, lease-purchase; Purchase of houses and construction works for sale, lease, lease-purchase; Lease of houses and construction works for 	
--	---	--

	<p>sublease; Investment in land improvement and infrastructure on leased land for leasing land with infrastructure; Services for receiving transfer of land use rights, investing in infrastructure for transfer, lease, leasing land use rights with infrastructure for sublease;</p> <ul style="list-style-type: none"> - Management, operation and business of services in apartment buildings, urban areas, concentrated residential areas, parking lots, tourist hotels; - Architectural activities and related technical consultancy <p>Details:</p> <ul style="list-style-type: none"> - Supervision of construction and completion of civil works - Construction investment project management consultancy (only operating when meeting capacity conditions as prescribed by law); - Bidding consultancy (excluding determination of bidding package price and contract price in construction); - Rental of motor vehicles 	
<p>Article 58. Effective Date</p> <p>1. This Charter, comprising 21 chapters and 58 articles, was unanimously approved by the General Meeting of Shareholders of Viet Real Estate Investment Joint Stock Company on June 29, 2024, pursuant to the Resolution of the Annual General Meeting of Shareholders held at the Company's head office, and the full text of this Charter is hereby accepted as effective.</p>	<p>Article 58. Effective Date</p> <p>1. This Charter, comprising 21 chapters and 58 articles, was unanimously approved by the General Meeting of Shareholders of Viet Real Estate Investment Joint Stock Company on December __, 2025, pursuant to the Resolution of the Extraordinary General Meeting of Shareholders held at the Company's head office, and the full text of this Charter is hereby accepted as effective.</p>	<p>Update the amendment date of the Charter following its approval by the 2025 Extraordinary General Meeting of Shareholders.</p>



**VIET PROPERTY INVESTMENT
JOINT STOCK COMPANY**

No.: .../NQ-ĐHĐCĐBT-VPRO

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi,, 2025

DRAFT

RESOLUTION

2025 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS OF VIET PROPERTY INVESTMENT JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 adopted by the National Assembly on June 17, 2020, and its guiding, amending, and supplementing documents;
- Pursuant to the Law on Securities No. 54/2019/QH14 adopted by the National Assembly on November 26, 2019, and its guiding, amending, and supplementing documents;
- Pursuant to the Charter on organization and operation of Viet Property Investment Joint Stock Company;
- Pursuant to the proposals submitted by the Board of Directors to the 2025 General Meeting of Shareholders;
- Pursuant to the Vote Counting Minutes No. .../BB-ĐHĐCĐ dated .../.../2025 and the Meeting Minutes No. .../2025/BB-ĐHĐCĐ dated .../.../2025 of the 2025 Annual General Meeting of Shareholders of Viet Property Investment Joint Stock Company.

RESOLUTION

Article 1. To approve the Proposal on the change of the Company's business lines and activities.

Article 2. To approve the Proposal on the policy of participating in investment projects in the real estate sector within the area of Hanoi City.

Article 3. To approve the Proposal on the amendment of the Charter on organization and operation of the Company.

Article 4. The General Meeting of Shareholders assigns the Board of Directors to be responsible for developing a detailed plan to implement this Resolution.

This Resolution shall take effect immediately after being unanimously approved by the General Meeting of Shareholders.

Recipients:

- Valued Shareholders;
- BOD, SB, EB;
- IRO, Website;
- Archived: BOD,
Office

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

NGUYEN VIET DUNG



EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025
VIET PROPERTY INVESTMENT JOINT STOCK COMPANY

PVT...

VOTING BALLOT

FULL NAME OF SHAREHOLDER:

NUMBER OF SHARES WITH VOTING RIGHTS:

SHARES

This voting ballot is valid only at the Annual General Meeting of Shareholders 2025



**VIET PROPERTY INVESTMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

VOTING BALLOT
2025 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

Delegate Code:

Full name of Delegate:

Number of shares entitled to vote: shares

(Shareholders are kindly requested to mark "x"/"✓" in the box corresponding to their voting option)

No.	Matters for Voting	Agree	Disagree	No opinion
1	Proposal on the change of the Company's business lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Proposal on approval of the investment policy in real estate projects in Hanoi City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tờ trình về việc sửa đổi Điều lệ tổ chức và hoạt động của Công ty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hanoi,, 2025

DELEGATE

(Signature and full name)