

No. 01/2025/BB-ĐHDCĐBT-VPRO

*Hanoi, December 04, 2025*

**MINUTES**

**2025 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025**

**Company name:** Viet Property Investment Joint Stock Company.

**Head Office:** Service Area 2, 6th Floor, The Golden Palm Building, 21 Le Van Luong, Thanh Xuan Ward, Hanoi, Vietnam

**Enterprise Registration Certificate** No. 0102380872 issued by Hanoi Authority for Planning and Investment for the first time on 04/10/2007, registered for the 18th change on 23/07/2025.

The Extraordinary General Meeting of Shareholders in 2025 - Viet Property Investment Joint Stock Company was held at the Conference Hall of Thanh Tri Garment Joint Stock Company, Lot 1-CN3, Ngoc Hoi Industrial Park, Ngoc Hoi Commune, Thanh Tri District, Hanoi City.

At exactly 09:00, Mr. Nguyen Van Quyet - Representative of the Organizing Committee, declared the commencement of the 2025 Extraordinary General Meeting of Shareholders. However, at that time, the number of attending shareholders did not meet the minimum quorum required to proceed with the Meeting; therefore, Mr. Nguyễn Văn Quyết - Representative of the Organizing Committee, requested that the Meeting continue to wait for additional shareholders to arrive and for the attendance data to be updated.

After the waiting period for additional shareholder registrations, the percentage of voting shares represented by attending shareholders satisfied the conditions to proceed with the Meeting in accordance with the Law on Enterprises and the Company's Charter. The Meeting was officially convened at 09:15 a.m., on December 04, 2025.

**I. ATTENDEES**

1. Chairman of the General Meeting Mr. Trinh Quoc Khanh - Member of the Board of Directors of the Company (Pursuant to Resolution No. 38/NQ-HDQT dated 28/11/2025 of the Board of Directors).

2. Members of the Board of Directors, the Supervisory Board, the Executive Board and officers and employees of the Company.

3. All shareholders entitled to attend the 2025 Extraordinary General Meeting of Shareholders, according to the consolidated list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation ("VSDC") VNMEETVSDP006953/VSDPVLXX dated 03/11/2025, with the date post Last signed: 30/10/2025.

**II. MEETING PROCEEDINGS**

**1. Opening of the Meeting**

On behalf of the Organizing Committee, Mr. Nguyen Van Quyet introduced the Shareholder Status Examination Committee (Pursuant to Resolution No. 39/NQ-HDQT dated 28/11/2025 of the Board of Directors) including:

Ms. Tran Thanh Hang	Head
Mr. Nguyen Gia Trong	Member
Ms. Hoang Thi Bich Ngoc	Member
Ms. Dao Thi Thuy	Member

In order for the General Meeting to be conducted in accordance with regulations, at 09:15 a.m., Ms. Tran Thanh Hang - Head of Shareholder Qualification Inspection, presented the Report on Verification of Shareholder Eligibility for the 2025 Extraordinary General Meeting of Shareholders, confirming the participation of 64 shareholders (13 shareholders attending in person and 51 shareholders attending via proxy), representing 25,007,805 shares, accounting for 50.02% of the total voting shares.

Pursuant to the Law on Enterprises and the Charter of organization and operation of Viet Property Investment Joint Stock Company (VPro), the 2025 Extraordinary General Meeting of Shareholders of VPro Company with the above attendance, was duly constituted and compliant with all legal requirements.

On behalf of the Organizing Committee, Mr. Nguyen Van Quyet announced the rationale for convening the Meeting and introduced the Chairman:

Mr. Trinh Quoc Khanh - Member of the Board of Directors of the Company, appointed as the Chairman (Pursuant to Resolution No. 38/NQ-BOD dated 28 November 2025 of the Board of Directors regarding the approval of personnel for chairing the 2025 Extraordinary General Meeting of Shareholders).

The Chairman commenced the conduct of the Meeting.

Mr. Trinh Quoc Khanh - Chairman, provided instructions on the voting procedures, including voting by raising voting cards and voting by ballot.

To support the Meeting in recording its contents and proceedings, the Chairman introduced the Secretariat, as follows:

Ms. Pham Thi Bich Thuy	Head
Ms. Pham Huyen Trang	Member

**The Secretariat was unanimously approved by the General Meeting with 24,890,500 voting shares in favor, accounting for 99.53% of the total votes of shareholders attending the General Meeting.**

To facilitate the vote counting process, the Chairman nominated the Vote Counting Committee, consisting of:

Ms. Tran Thanh Hang	Head
Mr. Nguyen Gia Trong	Member
Ms. Hoang Thi Bich Ngoc	Member



**The Vote Counting Committee was unanimously approved by the General Meeting with 24,890,500 voting shares in favor, accounting for 99.53% of the total votes of shareholders attending the General Meeting.**

Upon approval by the Meeting, the Vote Counting Committee commenced its work.

## **2. Approval of the Regulation on Organization and Voting; Approval of the Agenda.**

At the beginning of the Meeting, Mr. Trinh Quoc Khanh - Chairman introduced Mr. Nguyen Van Quyet - Member of the Organizing Committee of the General Meeting to present the draft Regulation on Organization and Voting for the Extraordinary General Meeting of Shareholders in 2025; Agenda for the Extraordinary General Meeting of Shareholders in 2025.

The Chairman sought the Meeting's approval of the Regulation on Organization and Voting and the Agenda of the 2025 Extraordinary General Meeting of Shareholders through ballot voting.

### **The General Meeting voted to approve the Regulation on Organization and Voting for the 2025 Extraordinary General Meeting of Shareholders**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	13	25.007.805	100%
1.1	<i>Votes in favor</i>	10	24.889.900	99.5285%
1.2	<i>Votes against</i>	2	117.305	0.4691%
1.3	<i>Votes abstained</i>	1	600	0.0024%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>25.007.805</b>	<b>100%</b>

The General Meeting approved the Regulation on Organization and Voting for the 2025 Extraordinary General Meeting of Shareholders, with an approval ratio of 99.5285% of the total valid votes of attending shareholders.

### **The General Meeting voted to approve the Agenda of the 2025 Extraordinary General Meeting of Shareholders**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	13	25.007.805	100%
1.1	<i>Votes in favor</i>	10	24.889.900	99.5285%
1.2	<i>Votes against</i>	2	117.305	0.4691%
1.3	<i>Votes abstained</i>	1	600	0.0024%
2	Invalid ballots received	0	0	0%

3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>25.007.805</b>	<b>100%</b>

The General Meeting approved the agenda of the 2025 Extraordinary General Meeting of Shareholders, with an approval ratio of 99.5285% of the total valid votes of attending shareholders.

Accordingly, the proposal submitted by the group of shareholders (Mr. Tran Quang Hien, Mr. Bach Duc Hung, Ms. Truong Khanh Van and Ms. Nguyen Bao Ngoc) has been added to the Agenda of the General Meeting of Shareholders in accordance with the provisions of Clause 4, Article 20 of the company's Charter.

As of 10:05 a.m., the number of shareholders attending the Extraordinary General Meeting of Shareholders in 2025 is 65 shareholders (14 shareholders attending in person and 51 shareholders attending via proxy), representing 26,590,705 shares, accounting for 53.18% of the total voting shares at the Meeting.

**3. The General Meeting sequentially approved the matters proposed by the group of shareholders, specifically as follows:**

The Chairman sought the General Meeting's approval, through ballot voting, for the dismissal of 01 member of the Board of Directors, Mr. Phan Hoàng Chung.

**The General Meeting voted to approve the dismissal of 01 member of the Board of Directors for Mr. Phan Hoang Chung.**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	14	26.590.705	100%
1.1	<i>Votes in favor</i>	11	26.189.000	98.49%
1.2	<i>Votes against</i>	3	401.705	1.51%
1.3	<i>Votes abstained</i>	0	0	0%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>26.590.705</b>	<b>100%</b>

The General Meeting approved the dismissal of 01 member of the Board of Directors for Mr. Phan Hoang Chung with an approval voting rate of 98.49% of the total votes of shareholders attending the meeting.

The Chairman sought the General Meeting's approval, through ballot voting, for the dismissal of 01 member of the Supervisory Board, Ms. Nguyễn Thị Thu Giang.

**The General Meeting voted to approve the dismissal of 01 member of the Supervisory Board, Ms. Nguyen Thi Thu Giang.**

No.	Content	Number of votes	Represented shares	Voting Ratio



1	Valid ballots received, including:	14	26.590.705	100%
1.1	<i>Votes in favor</i>	11	26.189.000	98.49%
1.2	<i>Votes against</i>	3	401.705	1.51%
1.3	<i>Votes abstained</i>	0	0	0%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>26.590.705</b>	<b>100%</b>

**The General Meeting approved the dismissal of 01 member of the Supervisory Board for Ms. Nguyen Thi Thu Giang, with an approval ratio of 98.49% of the total valid votes of attending shareholders.**

The Chairman sought the General Meeting's approval, through voting by raising voting cards, on the following matters:

**The General Meeting approved the election of 01 additional member of the Board of Directors, with an approval ratio of 98.49% of the total valid votes of attending shareholders.**

**The General Meeting approved the election of 01 additional member of the Supervisory Board, with an approval ratio of 98.49% of the total valid votes of attending shareholders.**

#### **4. Approval of the Regulation on Nomination, Candidacy, and Supplementary Election of Members of the Board of Directors and Supervisory Board for the 2024-2029 term.**

Mr. Trịnh Quốc Khánh introduced Mr. Nguyễn Văn Quyết, who presented the Regulation on Nomination, Candidacy, and Supplementary Election of Members of the Board of Directors and Supervisory Board for the 2024-2029 term.

The Chairman sought the General Meeting's approval, through voting by raising voting cards, for the Regulation on Nomination, Candidacy, and Supplementary Election of Members of the Board of Directors and Supervisory Board for the 2024-2029 term.

**The General Meeting voted to approve the Regulation on nomination, candidacy and election of additional members of the Board of Directors and Supervisory Board for the term 2024-2029, which was approved by the General Meeting with an approval rate of 98.49% of the total votes of shareholders attending the meeting.**

Pursuant to the Regulation on nomination, candidacy and additional election of members of the Board of Directors and members of the Supervisory Board for the term 2024-2029, shareholders/groups of shareholders will nominate candidates to elect members of the Board of Directors and members of the Supervisory Board.

#### **5. Presentation of Submissions**

Mr. Trinh Quoc Khanh - Chairman introduced Mr. Nguyen Van Quyet on behalf of the Organizing Committee to present the Proposal at the Extraordinary General Meeting of Shareholders in 2025 as follows:

1. Proposal No. 06/TTr-HĐQT-VPRO dated 05 November 2025 regarding the amendment of the Company's business lines

2. Proposal No. 07/TTr-HĐQT-VPRO dated 05 November 2025 regarding the approval of the policy on investing in real estate projects located in Hanoi City;

3. Proposal No. 09/TTr-HĐQT-VPRO dated 21 November 2025 regarding the change of the Company's name;

Proposal No. 10/TTr-HĐQT-VPRO dated 03 December 2025 regarding the amendment of the Company's Charter on organization and operation.

#### **6. Discussion at the General Meeting**

The meeting did not receive any comments or questions from shareholders.

#### **7. 7. Approval of the List of Candidates for Election to the Board of Directors and the Supervisory Board for the 2024-2029 Term**

The list of candidates for election to the BOD and the SB for the 2024-2029 term was nominated/put forward by the shareholder/shareholder group pursuant to the Proposal dated 15 November 2025 of the Shareholder Group (Mr. Tran Quang Hien, Mr. Bach Duc Hung, Ms. Truong Khanh Van, and Ms. Nguyen Bao Ngoc).

After reviewing the eligibility criteria under the Regulation on Nomination, Candidacy, and Supplementary Election of Members of the Board of Directors and Supervisory Board, the following candidates were deemed eligible for election for the 2024-2029 term. The list is as follows:

##### ***Candidates for members of the Board of Directors:***

- Mr. Tran Quang Hien

##### ***Candidates for members of the Supervisory Board:***

- Ms. Dao Thi Thuy

The Chair requested the General Meeting to vote, by show of voting cards, to approve the list of candidates for election to the BOD and SB for the 2024-2029 term.

**The General Meeting voted to approve the list of candidates for election to the Board of Directors as nominated/put forward by the shareholder/shareholder group, with an approval ratio of 98.92% of the total votes of shareholders attending the meeting.**

**The General Meeting voted to approve the list of candidates for election to the Supervisory Board as nominated/put forward by the shareholder/shareholder group, with an approval ratio of 98.49% of the total votes of shareholders attending the meeting.**

#### **8. Voting Instructions**

Mr. Trinh Quoc Khanh, the Chair, invited Ms. Tran Thanh Hang, Head of the Counting Committee, to provide instructions on the voting procedures and to coordinate the conduct of the election.

Shareholders proceeded to cast their ballots into the ballot box arranged at the Meeting.



### III. VOTING RESULTS

At 11:30 a.m. on 04 December 2025, the Extraordinary General Meeting of Shareholders of Viet Property Investment Joint Stock Company recorded the presence of 14 shareholders and authorized representatives, representing 26,590,705 shares at the General meeting.

**1. Proposal No. 06/TTr-HĐQT-VPRO dated 05/11/2025 of the Board of Directors regarding the Change of the Company's Business Lines**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	14	26.590.705	100%
1.1	<i>Votes in favor</i>	10	26.188.400	98.487%
1.2	<i>Votes against</i>	3	401.705	1.5107%
1.3	<i>Votes abstained</i>	1	600	0.0023%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>26.590.705</b>	<b>100%</b>

Approval vote ratio: 98.487%

**2. Proposal No. 07/TTr-HĐQT-VPRO dated 05/11/2025 of the Board of Directors regarding the Policy on Participating in Real Estate Investment Projects in Hanoi**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	14	26.590.705	100%
1.1	<i>Votes in favor</i>	10	26.188.400	98.487%
1.2	<i>Votes against</i>	3	401.705	1.5107%
1.3	<i>Votes abstained</i>	1	600	0.0023%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>26.590.705</b>	<b>100%</b>

Approval vote ratio: 98.487%

**3. Proposal No. 09/TTr-HĐQT-VPRO dated 21/11/2025 of the Board of Directors regarding the Change of the Company's Name**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	14	26.590.705	100%
1.1	<i>Votes in favor</i>	10	26.188.400	98.487%
1.2	<i>Votes against</i>	3	401.705	1.5107%
1.3	<i>Votes abstained</i>	1	600	0.0023%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>26.590.705</b>	<b>100%</b>

Approval vote ratio: 98.487%

**4. Proposal No. 10/TTr-HĐQT-VPRO dated 03/12/2025 of the Board of Directors regarding Amendments to the Company's Charter**

No.	Content	Number of votes	Represented shares	Voting Ratio
1	Valid ballots received, including:	14	26.590.705	100%
1.1	<i>Votes in favor</i>	10	26.188.400	98.487%
1.2	<i>Votes against</i>	3	401.705	1.5107%
1.3	<i>Votes abstained</i>	1	600	0.0023%
2	Invalid ballots received	0	0	0%
3	Ballots not cast	0	0	0%
<b>Total registered ballots for the Meeting</b>			<b>26.590.705</b>	<b>100%</b>

Approval vote ratio: 98.487%

**IV. RESULTS OF THE MATTERS PUT TO VOTE BY THE GENERAL MEETING OF SHAREHOLDERS**

Based on the vote-counting results, the Extraordinary General Meeting of Shareholders 2025 approved the following matters:

1. Approval of Proposal No. 06/TTr-HĐQT-VPRO dated 05/11/2025 of the Board of Directors regarding the change of the Company's business lines.
2. Approval of Proposal No. 07/TTr-HĐQT-VPRO dated 05/11/2025 of the Board of Directors regarding the policy on participating in real estate investment projects in Hanoi City.



3. Approval of Proposal No. 09/TTr-HDQT-VPRO dated 21/11/2025 of the Board of Directors regarding the change of the Company's name.
4. Approval of Proposal No. 10/TTr-HDQT-VPRO dated 03/12/2025 of the Board of Directors regarding amendments to the Company's Charter of Organization and Operation.

#### **V. VOTE COUNTING FOR THE ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS FOR THE 2024 - 2029 TERM**

At 11:32 a.m. on 04 December 2025, the Extraordinary General Meeting of Shareholders of Viet Real Estate Investment Joint Stock Company recorded the presence of 14 shareholders and authorized representatives, representing 26,590,705 shares at the General meeting, eligible to vote for the election of members of the Board of Directors for the 2024-2029 term. The vote counting was conducted with the results as follows:

##### ***Vote-Counting Results for the Election of Members of the Board of Directors, 2024 - 2029 Term:***

No.	Full name	Number of votes
1	Mr. Tran Quang Hien	26.188.400

Based on the vote-counting results and the Regulation on Nomination, Candidacy, and Supplementary Election of Members of the Board of Directors and Supervisory Board for the 2024-2029 Term, the following candidate was elected as a member of the Board of Directors for the 2024-2029 term:

##### ***List of Elected Members of the Board of Directors, 2024–2029 Term:***

No.	Full name	Number of votes
1	Mr. Tran Quang Hien	26.188.400

Composition of the Board of Directors for the 2024–2029 Term after the supplementary election of one member, the Board of Directors consists of 05 members, specifically:

- Mr. Nguyen Viet Dung - Chairman of the Board of Directors;
- Mr. Trinh Quoc Khanh - Member of the Board of Directors;
- Mr. Bach Duc Huyen - Member of the Board of Directors;
- Mr. Nguyen The Anh - Member of the Board of Directors;
- Mr. Tran Quang Hien - Member of the Board of Directors.

#### **VI. Vote Counting for the Election of Members of the Supervisory Board for the 2024-2029 Term**

At 11:35 a.m. on 04 December 2025, the Extraordinary General Meeting of Shareholders of Viet Real Estate Investment Joint Stock Company recorded the attendance of 14 shareholders and authorized representatives, representing 26,590,705 shares at the General meeting, participating in the election of members of the Supervisory Board for the 2024–2029 term. The vote counting was conducted with the following results:

##### ***Vote-counting results for the Supervisory Board members for the 2024-2029 term:***

No.	Full name	Number of votes
-----	-----------	-----------------

1	Ms. Dao Thi Thuy	26.188.400
---	------------------	------------

Based on the vote-counting results and the Regulation on nomination, candidacy, and supplementary election of members of the Board of Directors and Supervisory Board for the 2024–2029 term, the following candidate was elected as a member of the Supervisory Board for the 2024–2029 term:

***List of elected members of the Supervisory Board for the 2024–2029 term:***

No.	Full name	Number of votes
1	Ms. Dao Thi Thuy	26.188.400

The composition of the Company's Supervisory Board for the term 2024 - 2029 after the supplementary election of one member, the Supervisory Board of the Company for the 2024–2029 term consists of 03 members as follows:

- Mr. Nguyen Gia Trong - Head of the Supervisory Board;
- Mr. Pham Trung Dung - Member of the Supervisory Board;
- Ms. Dao Thi Thuy - Member of the Supervisory Board.

## **VII. APPROVAL OF THE RESOLUTION AND MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025 AND CLOSING OF THE MEETING**

### **1. Approval of the Resolution and Minutes of the Extraordinary General Meeting of Shareholders 2025**

Mr. Nguyen Van Quyet, on behalf of the Organizing Committee, presented the draft Resolution and Minutes of the Extraordinary General Meeting of Shareholders 2025.

The General Meeting voted to approve the Resolution of the Extraordinary General Meeting of Shareholders 2025 with the following results:

Voting results:

- Approve : 98.24%
- Disapprove : 1.76%
- Abstain : 0%

The General Meeting voted to approve the Minutes of the Extraordinary General Meeting of Shareholders 2025 with the following results:

Voting results:

- Approve : 98.24%
- Disapprove : 1.76%
- Abstain : 0%

**Accordingly, the General Meeting approved the Resolution and Minutes of the Extraordinary General Meeting of Shareholders 2025 of Viet Real Estate Investment Joint Stock Company.**

### **2. Closing of the Meeting**

The Chairman, Mr. Trinh Quoc Khanh, declared the closing of the Meeting.



The Extraordinary General Meeting of Shareholders 2025 of Viet Property Investment Joint Stock Company concluded at 12. hours ..30 minutes on the same day.

**ON BEHALF OF THE SECRETARIAT  
HEAD OF SECRETARIAT**



**PHAM THI BICH THUY**

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



**TRINH QUOC KHANH**