



CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 36/2026/CV-VPH
No: 36/2026/CV-VPH

TP. HCM, ngày 23 tháng 04 năm 2026
Ho Chi Minh City, April 23, 2026

CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE
(Về việc: đường link đăng tải biên bản họp và nghị quyết
đại hội đồng cổ đông thường niên năm 2026)
(Re: Link to the published Minutes and Resolution of the
2026 Annual General Meeting of Shareholders)

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ State Securities
Comission of Vietnam;
- Sở Giao Dịch Chứng Khoán TP. HCM/ Ho Chi Minh
Stock Exchange.

Tên Công ty/ Name of organization: Công ty Cổ Phần Vạn Phát Hưng/ Van Phat Hung Corporation

Mã chứng khoán/ Stock Code: VPH

Trụ sở chính/ Head Office: Tầng 2, Tòa nhà Tulip, số 15 Hoàng Quốc Việt, Phường Phú Thuận, Thành phố Hồ Chí Minh, Việt Nam/2nd Floor, Tulip Tower, No. 15 Hoang Quoc Viet Street, Phu Thuan Ward, Ho Chi Minh City

Điện thoại/ Telephone: 028. 37850011

Loại thông tin công bố/ Type of disclosure: 24h/ 24 hours 72h/72 hours

Yêu cầu/ Request Bất thường/ Abnormal Định kỳ/ Periodic

Nội dung thông tin công bố/ Disclosed Information:

Công ty Cổ phần Vạn Phát Hưng công bố đường link đăng tải biên bản họp và nghị quyết Đại hội đồng Cổ đông thường niên năm 2026 như sau.

<https://www.vanphathung.com/quan-he-co-dong/dai-hoi-co-dong-thuong-nien.html>
Van Phat Hung Corporation would like to disclose the link to the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders as follows.

<https://www.vanphathung.com/quan-he-co-dong/dai-hoi-co-dong-thuong-nien.html>
Hoặc Quý cổ đông có thể truy cập website Công ty, tại đường dẫn www.vanphathung.com mục “Quan hệ Cổ đông”.

Or shareholder can visit the Company's website at www.vanphathung.com under the "Investor Relations" section

CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG

Tầng 2, Tòa nhà Tulip, Số 15 Hoàng Quốc Việt, Phường Phú Thuận, TP.HCM
ĐT: (028) 3785 0011 - 3785 8888 - Email: contact@vanphathung.com.vn

www.vanphathung.com



- Biên bản họp Đại hội đồng Cổ đông thường niên năm 2026 ngày 22/04/2026;
Minutes of the 2026 Annual General Meeting of Shareholders dated April 22, 2026
- Nghị quyết Đại hội đồng Cổ đông thường niên năm 2026 ngày 22/04/2026.
Resolution of the 2026 Annual General Meeting of Shareholders dated April 22, 2026.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the disclosed information is accurate and undertake full legal responsibility for the content of this disclosure.

Nơi nhận/ Recipients:

- *Như trên/ As addressed;*
- *Lưu Công ty/ Company archives.*

Đính kèm/ Enclosures:

- *Biên bản họp số 07/BB-VPH/ Minutes of Meeting No. 07/BB-VPH*
- *Nghị quyết số 07/NQ-VPH/ Resolution No. 07/NQ-VPH*
- *Biên bản kiểm tra quyền cổ đông tham dự đại hội đồng cổ đông/ Minutes of Verification of Shareholders' Eligibility to Attend the General Meeting of Shareholders*

**NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT CÔNG TY/
LEGAL REPRESENTATIVE OF THE COMPANY
CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ/ CHAIRMAN OF
THE BOARD OF DIRECTORS**



VÕ NGUYỄN NHƯ NGUYỄN





VAN PHAT HUNG

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 07/2026/NQ-VPH

Ho Chi Minh City, 22 April 2026

**RESOLUTION
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
OF VAN PHAT HUNG CORPORATION**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 of the National Assembly of the Socialist Republic of Vietnam;;
- Pursuant to the Securities Law No. 54/2019/QH14 of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to the 19th Charter of Van Phat Hung Corporation dated September 15, 2022;
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders No. 07/2026/BB-VPH dated April 22, 2026 of Van Phat Hung Corporation;
- Pursuant to the Shareholder Rights Inspection Committee's report on shareholder rights verification, as of 8:30 AM on April 22, 2026, the total number of shareholders present at the meeting is 19 shareholders, owning and/or representing 62.120.223 shares, accounting for 65,14% of the total voting shares.
- The General Meeting of Shareholders discussed and voted on the following matters:

**THE GENERAL MEETING OF SHAREHOLDERS
OF VAN PHAT HUNG CORPORATION
RESOLVES**

Article 1: Approval by the General Meeting of Shareholders of the General Director's report on 2025 business performance and the 2026 business plan.

- **2025 Revenue results:** VND 160,110 billion;
- **2025 Profit after tax results:** (VND 20,579 billion).
- **2026 Revenue plan:** VND 137,190 billion;
- **2026 Profit after tax plan:** VND 26,015 billion. The approval rate for this Article is 100% of the voting shares present at the Meeting.

1

CÔNG TY CỔ PHẦN VAN PHÁT HUNG

Tầng 2, Tòa nhà Tulip, Số 15 Hoàng Quốc Việt, Phường Phú Thuận, TP.HCM
ĐT: (028) 3785 0011 - 3785 8888 - Email: contact@vanphathung.com.vn

www.vanphathung.com

Article 2: Approval by the General Meeting of Shareholders of the Board of Directors' report on 2025 activities and the 2026 activity plan. The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 3: Approval by the General Meeting of Shareholders of the activity report of the Independent BOD Member and the Audit Committee for 2025; and the 2026 activity plan. The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 4: Approval by the General Meeting of Shareholders of the 2025 audited financial statements. The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 5: Approval by the General Meeting of Shareholders of the 2025 profit distribution plan and the 2026 profit distribution plan.

5.1. Profit Distribution Plan for 2025:

Unit: million VND

No.	EXPLAIN	AMOUNT
A	Accumulated profit in the previous year moved to 2025	89.290
B	Profit after corporate income tax in 2025	(20.579)
C	The remaining undistributed profit. (C = A + B)	68.711
D	Payment of remuneration of the Board of Directors in 2025	Not implemented
E	Dividend plan for 2025	Not implemented
F	The remaining undistributed profit at the end of 2025 carries over to the fiscal year 2026. (F = C - D - E)	68.711

- No dividend will be paid to shareholders for 2025 as the Company did not meet its profit targets.

- No remuneration will be paid to the Board of Directors, and no bonus or welfare fund will be allocated for 2025 because the Company did not meet its profit targets.

5.2. Profit Distribution Plan for 2026:

Unit: million VND

No.	EXPLAIN	AMOUNT
A	Expected profit after corporate income tax in 2026	26.015
B	Accumulated profit in the previous year moved to	68.711
C	Remaining undistributed profit (C = A + B)	94.726
D	Expected Board remuneration in 2026 (D = A x 2%)	520
E	The remaining undistributed profit at the end of 2026 carries over to the fiscal year 2027. (E = C - D)	94.206

To ensure the rights of Shareholders and strictly implement approved commitments, the Board of Directors will proceed with the 2024 dividend payment.

1. Legal basis: GMS Resolution No. 04/2025/NQ-VPH dated April 17, 2025, and BOD Resolution No. 13/2025/NQ-VPH dated October 13, 2025.

2. Implementation timeline: No later than May 30, 2026 (Details regarding the record date and specific payment schedule will be officially announced on the Company's website). The approval rate for this section is **100%** of the voting shares present at the Meeting.

Article 6: Approval by the General Meeting of Shareholders on the dismissal of Ms. Tran Thanh Phuong Trang from the position of Member of the Board of Directors.
The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 7: Approval by the General Meeting of Shareholders of the Regulations on nomination, candidacy, and election of the Board of Directors for the 2026–2031 term.
The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 8: Approval by the General Meeting of Shareholders of the election of the Company's Board of Directors for the 2026–2031 term. The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Accordingly, the list of members of the Board of Directors for the 2026–2031 term from the 2026 Annual General Meeting of Shareholders onwards will include:

1. **Mr. Vo Nguyen Nhu Nguyen** – Member of the Board of Directors
2. **Mr. Le Minh Trieu** – Member of the Board of Directors
3. **Mr. Huynh Minh Long** – Member of the Board of Directors
4. **Ms. Tang Thuy Hang** – Member of the Board of Directors
5. **Ms. Phan Gia Man** – Independent Member of the Board of Directors
6. **Ms. Nguyen Hoang Hanh** – Independent Member of the Board of Directors

Article 9: Approval by the General Meeting of Shareholders on the authorization for the Board of Directors to select the auditing firm for the 2026 fiscal year. The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 10: Approval by the General Meeting of Shareholders of the payment of salaries and remuneration for the Board of Directors in 2025 & the Remuneration payment plan for the Board of Directors in 2026. The approval rate for this Article is **100%** of the voting shares present at the Meeting.

Article 11: Approval of contracts and transactions with related parties of the Company and contracts and transactions under the authority of the General Meeting of Shareholders.

- Approval of the execution of contracts and transactions with a value equal to or greater than 35%, or transactions leading to a total transaction value arising within 12 months from the date of the first transaction with a value equal to or greater than 35% of the total asset value of Van Phat Hung Corporation as recorded in the most recently published Financial Statements, between Van Phat Hung Corporation and related enterprises.
- Approval of transactions between the Company and members of the Board of Directors, the General Director, other managers, and individuals or organizations

related to these subjects; except for the provision of loans or guarantees to Shareholders and their related persons which the Company is prohibited from performing under the law.

- The Board of Directors respectfully submits to the General Meeting of Shareholders the full authorization for the Board of Directors to decide on policies, conduct negotiations, seek partners, sign contracts, and perform other related procedures to complete transactions related to loans, transfers, or acquisitions of assets with a value of 35% or more of the total assets, or transactions leading to a total transaction value within 12 months from the first transaction date of 35% or more of the total assets recorded in the Company's most recent financial statements. Simultaneously, perform information disclosure and report to Shareholders at the next Annual General Meeting of Shareholders in accordance with regulations.

The approval rate for this Article is **100%** of the voting shares present at the Meeting.

The Representative of the Secretariat submitted the contents of the Minutes of the 2026 Annual General Meeting of Shareholders to the General Meeting for approval. The approval rate for this section is **100%** of the voting shares present at the Meeting.

Article 12: The Board of Directors, the Audit Committee, and the Board of Management of Van Phat Hung Corporation are responsible for organizing the implementation of this Resolution. This Resolution takes effect from the date of signing and shall be sent to all Shareholders of the Company.

Recipients:

- All Members of the Board of Directors;
- Audit Committee, Executive Board;
- Filing records, Board of Directors Secretariat;
- All Shareholders (for notification)



VO NGUYEN NHU NGUYEN

No: 07/2026/BB-VPH

MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS OF VAN PHAT HUNG CORPORATION

- Company Name: Van Phat Hung Corporation.
- Head Office: 2nd Floor, Tulip Tower, 15 Hoang Quoc Viet Street, Phu Thuan Ward, Ho Chi Minh City.
- Business Registration Certificate No: 0301822194, amended for the 37th time, issued by the Department of Finance of Ho Chi Minh City on March 27, 2026.

I. TIME, VENUE AND PARTICIPANTS

- Time: 08:30 AM, April 22, 2026.
- Venue: Crystal Palace Hotel - 13 Nguyen Luong Bang, Tan My Ward, Ho Chi Minh City.
- Participants: Shareholders and representatives of shareholders of Van Phat Hung Corporation.

II. OPENING SESSION

1. The Shareholder Eligibility Verification Committee reported the results of the shareholder attendance verification as follows: As of 08:35 AM on April 22, 2026, the total number of shareholders present was **19 shareholders**; owning and/or representing **62,120,223 shares**, accounting for **65.14%** of the Company's total shares. Pursuant to Clause 1, Article 145 of the Law on Enterprises 2020 and Article 19 of the Company's Charter regarding the conditions and procedures for conducting a General Meeting of Shareholders, the number of shareholders attending the 2026 Annual General Meeting of Shareholders represents more than 51% of the total voting shares. Therefore, the 2026 Annual General Meeting of Shareholders of Van Phat Hung Corporation is valid.

2. Approval of the Meeting Regulations and Meeting Agenda:

2.1. The Organizing Committee requested the Meeting to approve the working regulations of the Meeting.

- **Voting method:** Voting by raising voting cards. Each shareholder or authorized representative is issued a voting card by the Organizing Committee, which includes their full name, shareholder code, and the number of shares owned.
- **Voting principles:**
 - **i. The following matters shall be approved when at least 65% of the total voting shares of the attending shareholders agree:**
 - Types of shares and total number of shares of each type;
 - Changes in business lines and sectors;
 - Changes to the Company's management organizational structure;
 - Investment projects or sales of assets of the Company or its branches with a value equal to or greater than 35% of the total asset value recorded in the Company's most recent financial statements;
 - Reorganization or dissolution of the Company.
 - **ii. The remaining matters shall be approved if shareholders representing at least 51% of the total voting shares of the attending shareholders agree.**
- **Voting results at the meeting:** Total number of voting shares: 62,120,223 shares.
In which:
 - **In favor:** 62,120,223 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

2.2. The Organizing Committee requested the Meeting to approve the Meeting Agenda including the following contents:

1. Approval of the General Director's report on 2025 business results and the 2026 business plan;
2. Approval of the Board of Directors' (BOD) report for 2025 and the 2026 activity plan;
3. Approval of the activity report of the Independent BOD Member and the Audit Committee for 2025; and the 2026 activity plan;
4. Approval of the 2025 audited financial statements;
5. Approval of the 2025 profit distribution plan and the 2026 profit distribution plan;
6. Approval of the resignation of members of the Company's Board of Directors;

7. Approval of the Regulations on nomination, candidacy, and election of the Board of Directors for the 2026–2031 term;
 8. Approval of the election of the Company’s Board of Directors for the 2026–2031 term;
 9. Approval of the authorization for the BOD to select the auditing firm for 2026;
 10. Approval of the remuneration payment for the BOD in 2025 and the remuneration plan for the BOD in 2026;
 11. Approval of contracts and transactions with related parties of the Company and contracts and transactions under the authority of the General Meeting of Shareholders.
- **Voting results at the meeting:** Total number of voting shares: 62,120,223 shares.
In which:
 - **In favor:** 62,120,223 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

3. Approval of the number and list of the Presiding Committee, Secretariat, and Vote Counting Committee: The Meeting publicly voted to approve the number and list of members for the Presiding Committee, Secretariat, and Vote Counting Committee nominated by the Board of Directors. The results are as follows:

3.1. The Presiding Committee consists of 03 members:

1. Mr. Vo Nguyen Nhu Nguyen – Chairman of the BOD, acting as the Chairman of the Committee.
2. Mr. Le Minh Trieu – General Director, acting as a Member of the Committee.
3. Mr. Huynh Minh Long – Vice General Director, acting as a Member of the Committee.

3.2. The Secretariat consists of 02 members:

1. Ms. Tran Vu Thao Ly – Head of the Secretariat.
2. Ms. Nguyen Thi Thuy Dung – Member.

3.3. The Vote Counting Committee consists of 03 members:

1. Ms. Le Thi Kim Luyen – Head of the Committee.
2. Ms. Nguyen Thi My Hoa – Member.
3. Mr. Nguyen Hoang Nhan – Member.

(Based on the updated report from the Shareholder Eligibility Verification Committee, as of 08:55 AM on April 22, 2026, the total number of shareholders present was 20 shareholders, representing 62,753,323 shares, accounting for 65.81% of the Company's total shares).

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

III. MEETING CONTENTS

A. CONTENTS OF THE SUBMISSIONS/PROPOSALS

1. Approval by the General Meeting of the General Director's report on 2025 business results and the 2026 business plan.

- **2025 Revenue results:** VND 160,110 billion;
- **2025 Profit after tax results:** (VND 20,579 billion);
- **2026 Revenue plan:** VND 137,190 billion;
- **2026 Profit after tax plan:** VND 26,015 billion.
- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

2. Approval by the General Meeting of Shareholders of the Board of Directors' report on 2025 activities and the 2026 activity plan.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.

In which:

- **In favor:** 62,753,323 shares, accounting for **100%**.
- **Against:** 0 shares, accounting for **0%**.
- **Abstentions:** 0 shares, accounting for **0%**.

3. Approval by the General Meeting of Shareholders of the activity report of the Independent BOD Member and the Audit Committee for 2025; and the 2026 activity plan.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.

In which:

- **In favor:** 62,753,323 shares, accounting for **100%**.
- **Against:** 0 shares, accounting for **0%**.
- **Abstentions:** 0 shares, accounting for **0%**.

4. Approval by the General Meeting of Shareholders of the 2025 audited financial statements.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.

In which:

- **In favor:** 62,753,323 shares, accounting for **100%**.
- **Against:** 0 shares, accounting for **0%**.
- **Abstentions:** 0 shares, accounting for **0%**.

5. Approval by the General Meeting of Shareholders of the 2025 profit distribution plan and the 2026 profit distribution plan. 5.1. 2025 Profit Distribution Plan:

5.1. Profit Distribution Plan for 2025:

Unit: million VND

No.	EXPLAIN	AMOUNT
A	Accumulated profit in the previous year moved to 2025	89.290
B	Profit after corporate income tax in 2025	(20.579)

C	The remaining undistributed profit. (C = A + B)	68.711
D	Payment of remuneration of the Board of Directors in 2025	Not implemented
E	Dividend plan for 2025	Not implemented
F	The remaining undistributed profit at the end of 2025 carries over to the fiscal year 2026. (F = C - D - E)	68.711

- No dividend will be paid to shareholders for 2025 as the Company did not meet its profit targets.
- No remuneration will be paid to the Board of Directors, and no bonus or welfare fund will be allocated for 2025 because the Company did not meet its profit targets.

5.2. Profit Distribution Plan for 2026:

Unit: million VND

No.	EXPLAIN	AMOUNT
A	Expected profit after corporate income tax in 2026	26.015
B	Accumulated profit in the previous year moved to	68.711
C	Remaining undistributed profit (C = A + B)	94.726
D	Expected Board remuneration in 2026 (D = A x 2%)	520
E	The remaining undistributed profit at the end of 2026 carries over to the fiscal year 2027. (E = C - D)	94.206

To ensure the rights of Shareholders and strictly implement approved commitments, the Board of Directors will proceed with the 2024 dividend payment.

1. Legal basis: GMS Resolution No. 04/2025/NQ-VPH dated April 17, 2025, and BOD Resolution No. 13/2025/NQ-VPH dated October 13, 2025.

2. Implementation timeline: No later than May 30, 2026 (Details regarding the record date and specific payment schedule will be officially announced on the Company's website).

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

1. Approval by the General Meeting of Shareholders on the dismissal of Ms. Tran Thanh Phuong Trang from the position of Member of the Board of Directors.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

2. Approval by the General Meeting of Shareholders of the Regulations on nomination, candidacy, and election of the Board of Directors for the 2026–2031 term.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

3. Approval by the General Meeting of Shareholders of the election of the Company's Board of Directors for the 2026–2031 term.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.

- **Abstentions:** 0 shares, accounting for **0%**.

Accordingly, the list of members of the Board of Directors for the 2026–2031 term from the 2026 Annual General Meeting of Shareholders onwards will include:

1. **Mr. Vo Nguyen Nhu Nguyen** – Member of the Board of Directors
2. **Mr. Le Minh Trieu** – Member of the Board of Directors
3. **Mr. Huynh Minh Long** – Member of the Board of Directors
4. **Ms. Tang Thuy Hang** – Member of the Board of Directors
5. **Ms. Phan Gia Man** – Independent Member of the Board of Directors
6. **Ms. Nguyen Hoang Hanh** – Independent Member of the Board of Directors

4. Approval by the General Meeting of Shareholders on the authorization for the Board of Directors to select the auditing firm for the 2026 fiscal year.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.

In which:

- **In favor:** 62,753,323 shares, accounting for **100%**.
- **Against:** 0 shares, accounting for **0%**.
- **Abstentions:** 0 shares, accounting for **0%**.

5. Approval by the General Meeting of Shareholders of the payment of salaries and remuneration for the Board of Directors in 2025 & the Remuneration payment plan for the Board of Directors in 2026.

- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.

In which:

- **In favor:** 62,753,323 shares, accounting for **100%**.
- **Against:** 0 shares, accounting for **0%**.
- **Abstentions:** 0 shares, accounting for **0%**.

6. Approval by the General Meeting of Shareholders of contracts and transactions with related parties of the Company and contracts and transactions under the authority of the General Meeting of Shareholders.

- Approval of the execution of contracts and transactions with a value equal to or greater than 35%, or transactions leading to a total transaction value arising within

12 months from the date of the first transaction with a value equal to or greater than 35% of the total asset value of Van Phat Hung Corporation as recorded in the most recently published Financial Statements, between Van Phat Hung Corporation and related enterprises.

- Approval of transactions between the Company and members of the Board of Directors, the General Director, other managers, and individuals or organizations related to these subjects; except for the provision of loans or guarantees to Shareholders and their related persons which the Company is prohibited from performing under the law.
- The Board of Directors respectfully submits to the General Meeting of Shareholders the full authorization for the Board of Directors to decide on policies, conduct negotiations, seek partners, sign contracts, and perform other related procedures to complete transactions related to loans, transfers, or acquisitions of assets with a value of 35% or more of the total assets, or transactions leading to a total transaction value within 12 months from the first transaction date of 35% or more of the total assets recorded in the Company's most recent financial statements. Simultaneously, perform information disclosure and report to Shareholders at the next Annual General Meeting of Shareholders in accordance with regulations.
- **Voting results at the meeting:** Total number of voting shares: 62,753,323 shares.
In which:
 - **In favor:** 62,753,323 shares, accounting for **100%**.
 - **Against:** 0 shares, accounting for **0%**.
 - **Abstentions:** 0 shares, accounting for **0%**.

A. DISCUSSION CONTENTS

Shareholders raised discussion questions regarding the contents of the proposals and the Company's operational and development plans. The Presiding Committee provided satisfactory answers and explanations to all inquiries. The list of questions and answers is attached as **Appendix 01** to the Minutes of the 2026 Annual General Meeting of Shareholders.

B. VOTING TO APPROVE THE MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Ms. Tran Vu Thao Ly – Representative of the Secretariat, read aloud the Minutes of the 2026 Annual General Meeting of Shareholders and submitted them to the General Meeting for approval.

- **Voting results at the meeting:** Total number of voting shares: **62,753,323 shares**.

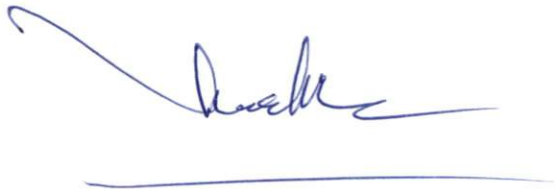
In which:

- **In favor:** 62,753,323 shares, accounting for **100%**.
- **Against:** 0 shares, accounting for **0%**.
- **Abstentions:** 0 shares, accounting for **0%**.

Accordingly, the Minutes of the 2026 Annual General Meeting of Shareholders were approved by the General Meeting with a result of **100%** of the voting shares present at the Meeting.

The Minutes of the General Meeting were concluded at **10:55 AM** on the same day.

HEAD OF THE SECRETARIAT



TRAN VU THAO LY

CHAIRMAN OF THE MEETING



VO NGUYEN NHU NGUYEN

PH. H.



APPENDIX 01: QUESTIONS AND ANSWERS AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

No	SUMMARY OF SHAREHOLDER QUESTIONS	SUMMARY OF THE PRESIDIUM'S ANSWERS
1	Shareholder VPH-0183 asked:	
1.1	In 2025, construction revenue accounted for the majority; so in the 2026 financial targets, what percentage does this revenue stream represent?	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>Revenue from construction activities acts only as a payment intermediary between customers and Viet Phu An Construction Investment Joint Stock Company; therefore, this revenue accounts for a small proportion of the Company's total revenue.</p>
1.2	What specifically does the 2026 gross profit margin include?	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>2026 Business Profit: 70% of revenue is derived from land plot construction at the Phu Xuan and Nhon Duc projects, while the remaining 30% of sales revenue comes from general business operations.</p>
1.3	Administrative expenses have remained stable over the years despite significant fluctuations in revenue; is there a specific assessment for these administrative expenses?	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>Administrative expenses are fixed annual costs. These expenses have been integrated into the Company's plans and budgets since 2020.</p>
1.4	What is the progress of the legal procedures regarding investment licenses and the construction schedule? In which year is completion expected?	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>Currently, the An Hung project is a key project for Van Phat Hung and Lotte. Since the investment coincided with the COVID-19 pandemic, it was disrupted for 2 years out of a total investment period of 5 years. Regarding the legal progress, the situation has improved; the project is currently in the stage of finalizing land allocation procedures with the Department of Natural Resources and Environment, after which land use fees will be paid and infrastructure construction will commence. The An Hung project is expected to launch sales in the second quarter of 2027.</p> <p>Following the completion of the Cay Kho Bridge, the Company's Nhon Duc residential project has increased in value by 200-300%. As the An Hung project is located</p>

		adjacent to the Nhon Duc residential area, upcoming profits are expected to be quite positive.
1.5	In 2025, there were significant changes in the Company's senior management, such as the General Director and Chief Financial Officer. What were the reasons? What is the plan for personnel stability in 2026? Does the Company have a plan to develop human resources within the Leadership Board?	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>The recent changes in the Company's senior management were primarily due to personal reasons, which prevented them from continuing their journey with the Company. As the leader, and with the current team, I am confident that we can ensure leadership capacity and expertise, remaining unaffected by personnel changes. The Board of Directors and the Board of Management have developed plans for training and continuous development of successor teams to ensure the smooth operation of the Company.</p>
	Which revenue source will the funds for dividend payments come from? Given that the 2025 profit after tax was not achieved, is the planned profit after tax for 2026 feasible?	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>The source of funds for dividend payments is based on the Company's operating cash flow and revenue from the liquidation of current small-scale land funds. The 2026 corporate income profit after tax will primarily come from liquidating small land holdings in District 9, Hiep Phuoc, and other areas. At the latest, the 2024 dividend payments will be processed by this coming May.</p>
1.6	According to the shareholder nominations, it appears that the majority of the new Board of Directors members do not hold shares in the Company. May I ask if the Board members have plans to invest in shares or commit to the Company for the long term?	<p>Mr. Le Minh Trieu – Member of the Presidium replied:</p> <p>The current members of the Board of Directors also serve as the Company's executive management team, responsible for establishing the Company's plans and strategic direction. This demonstrates the potential of, and a deep-seated confidence in, Van Phat Hung's shares.</p>
1.7	<p>Proposal from Shareholder VPH-0183:</p> <p>It is requested that next year, the Leadership Board present a more detailed business plan and cash flow report, similar to other real estate companies, so that online shareholders can follow the details more clearly and continue investing in the Company.</p>	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>This year, the Board of Directors is focusing on liquidating long-held land funds that have not yet achieved investment efficiency, such as the land fund in District 9 (approximately 2 hectares), small-scale plots in Hiep Phuoc (approximately 4 hectares), and several other individual plots.</p>

		<p>For the current year, business results will primarily focus on the An Hung project and the deployment of the nursing home.</p> <p>As the business plan will be flexible based on the actual situation and actual cash flow, the Company will make every effort to achieve the established targets.</p>
2	<p>Question from Shareholder VPH-0225:</p> <p>The value of VPH shares has "evaporated" by nearly 50% over the past year, currently hitting an all-time low. We would like the Presidium to share the reasons behind this and provide an assessment of the potential of VPH shares.</p>	<p>Mr. Vo Nguyen Nhu Nguyen – Chairman of the Presidium replied:</p> <p>In my capacity as Chairman and a major shareholder of the Company, I perceive that the current share price does not reflect VPH's intrinsic value. However, this is due to market forces and varying investor perspectives. To provide an objective overall assessment, the Company has made consistent efforts for over 10 years to maintain fairly regular dividend payments to our valued Shareholders. For a company with a charter capital of 950 billion VND like Van Phat Hung, the fact that we have distributed over 700 billion VND in cash dividends and bonus shares—representing more than 75% of the charter capital—is significant.</p>





SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

**MINUTES OF CHECKING SHAREHOLDERS' RIGHTS TO ATTEND
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
VAN PHAT HUNG CORPORATION**

Today, April 22, 2026 at Crystal Palace Building - 13 Nguyen Luong Bang, Tan My Ward, Ho Chi Minh City, the members of Shareholders' Eligibility Verification Committee attending the 2026 Annual General Meeting of Shareholders of Van Phat Hung Corporation include:

- | | |
|-------------------------|--------|
| - Ms. Tran Thi Thu Tien | Head |
| - Ms. Nguyen Thi Dan | Member |
| - Mr. Nguyen Hoang Nhan | Member |

We will check the rights of Shareholders to attend the Annual General Meeting of Shareholders of Van Phat Hung Corporation in 2026 up to the time of **8:30 AM** on April 22, 2026, the results are as follows:

- Number of shareholders and authorized persons attending the meeting: 19 people.
- Corresponding to the number of shares owned and authorized is: **62.120.223** shares accounting for **65,14 %** charter capital of Van Phat Hung Corporation.

Based on the results of the Shareholders' Eligibility Verification Committee, up to now, the number of people attending the General Meeting represents over **51%** of the number of shares with voting rights, ensuring the conditions for conducting the Annual General Meeting of Shareholders as prescribed in the Company's Charter.

We respectfully request that shareholders allow the Meeting to begin.

**ON BEHALF OF SHAREHOLDER
ELIGIBILITY VERIFICATION
COMMITTEE**

Head

TRAN THI THU TIEN

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