

No. 93: /TB-PVL

Hanoi, July 31, 2026

EXTRAORDINARY DISCLOSURE

To: Hanoi Stock Exchange

1. Name of organization: Petroleum Real Estate Joint Stock Company

Stock code: PVL

Head Office Address: Service Area 2, 6th Floor, The Golden Palm Building, No. 21
Le Van Luong, Thanh Xuan Ward, Hanoi City, Vietnam.

Telephone: 024.37856969

Email: tchc@vpr.vn

2. Contents of the disclosed information: The Company hereby discloses the English version of the documents attached to the Resolution and the Minutes of the Company's 2025 Annual General Meeting of Shareholders.

3. This information was published on the Company's website on 31/07/2026 at the following link: <https://vpr.vn> (NEWS ->COMPANY).

We hereby certify that the above information is true and accurate and take full legal responsibility for the disclosed contents.

Attachments:

- English version of the documents.

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



Trinh Quoc Khanh

No. 03/PVL.ĐHĐCĐ.2025



SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, June 10, 2025

DRAFT

Regulation on organization and voting at the 2025 Annual 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 under Resolution No. 01/2024/NQ-DHĐCĐ-VPRO dated June 29, 2024 and issued by the Board of Directors under Resolution No. 24/BOD dated August 15, 2025.

To ensure the successful organization of the 2025 Annual General Meeting of Shareholders of Viet Property Investment Joint Stock Company, Mr. Trinh Quoc Khanh, a shareholder holding 5,548,500 shares (equivalent to 11.1% of the total outstanding shares), hereby drafts the following Regulation on Organization and Voting:

Article 1. Purpose

- To ensure the order and principles of conduct and voting at the 2025 Annual General Meeting of Shareholders of Viet Property Investment Joint Stock Company are carried out in accordance with regulations and successfully.
- Resolutions of the General Meeting of Shareholders shall reflect the unified will of the General Meeting of Shareholders and shall meet the aspirations and rights of shareholders in accordance with the law.

Article 2. Subjects, Scope

Subjects: All shareholders and authorized representatives attending the 2025 Annual General Meeting of Shareholders of Viet Property Investment Joint Stock Company must observe and comply with the provisions of these Regulations, the Company's Charter on organization and operation, and the applicable laws.

Scope: These Regulations shall apply to the 2025 Annual 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/AGM: 2025 Annual General Meeting of Shareholders
- Shareholder: an individual or organization owning at least 01 share of Viet Property Investment Joint Stock Company, whose name appears on the List of securities owners compiled by the Vietnam Securities Depository and Clearing Corporation (VSDC) dated 22/05/2025, and who has been sent a meeting invitation letter by the Company;
- Charter: Charter on organization and operation of Viet Property Investment Joint Stock Company
- Voting: the exercise by a shareholder of the right to express an opinion on specific matters in order to determine whether such matters are eligible for approval by the General Meeting (in favor, against, or no opinion, for each matter put to a vote).

Article 4: Conditions for conducting the AGM (pursuant to Article 21 of the Company Charter)

1. The 2025 Annual General Meeting of Shareholders shall be conducted when the number of attending shareholders represents more than 50% of the total voting shares.
2. In the event that the required number of attending delegates is not reached within 30 (thirty) minutes from the scheduled opening time of the meeting, the convener shall cancel the meeting. The meeting must be reconvened within 30 (thirty) days from the date scheduled for the first AGM. The reconvened AGM may only be conducted when the number of attending shareholders represents at least 33% (thirty-three percent) of the total voting shares.
3. In the event that the second convened meeting fails to satisfy the conditions for holding the meeting as prescribed, a third meeting may be convened within a period of 20 (twenty) days from the date scheduled for the second meeting. In such case, the 2025 AGM may be conducted irrespective of the number of voting shares of attending shareholders, shall be deemed validly convened, and shall have the

authority to decide all matters intended to be approved at the first scheduled 2025 AGM.

Article 5. Conditions for shareholders to attend the meeting

Shareholders whose names appear on the Company's shareholder list, in accordance with the List of securities owners compiled by the Vietnam Securities Depository and Clearing Corporation (VSDC) as of 22/05/2025, are entitled to attend the meeting in person or to authorize a representative to attend on their behalf. A shareholder, or the authorized representative of a shareholder that is an organization, may attend the meeting directly, or may authorize in writing one or more individuals or another organization to attend the meeting.

Shareholders/authorized representatives attending the meeting must observe the following provisions:

- Arrive on time, be dressed appropriately and formally, and comply with security checks (if any) and requirements to present identification documents, etc., as required by the Organizing Committee of the meeting;
- Receive documents at the shareholder reception desk;
- Shareholders arriving late for the AGM shall be entitled to register immediately and shall thereafter be entitled to participate in and vote at the meeting immediately. The Chair shall not be obliged to pause the meeting to allow late-arriving shareholders to register, and the validity and effect of voting rounds already conducted prior to the arrival of a late shareholder shall not be affected;
- Set mobile phones to silent or switch them off; if necessary, step outside to make calls;
- Comply with the regulations of the Organizing Committee and with the Chair's conduct of the meeting;
- The Company's BOD may require shareholders/authorized representatives attending the AGM to comply with security checks or other security measures that the BOD deems appropriate;
- The Company's BOD may request the competent authority to maintain order at the meeting; and to remove from the meeting any person who fails to comply with the Chair's conduct of the meeting, who deliberately causes disorder, obstructs the normal course of the meeting, or fails to comply with security check requirements at the AGM;

Article 6. Chairman and Presidium

- The Chairman of the BOD shall act as Chairman of the 2025 Annual General Meeting of Shareholders

- The Presidium shall consist of 3 members, comprising one Chairman (the Chairman of the BOD) and two other members
- The Presidium shall conduct the business of the General Meeting in accordance with the content and agenda approved by the AGM at the opening of the meeting.
- The Chairman of the meeting may undertake any actions deemed necessary to conduct the AGM in a proper and orderly manner, in accordance with the agenda approved by the AGM, and to reflect the wishes of the majority of attending delegates.
- Duties of the Presidium
 - o Conduct the activities of the AGM in accordance with the meeting agenda approved by the AGM
 - o Guide shareholders and the General Meeting in discussing the items on the agenda;
 - o Present drafts and propose matters necessary for the General Meeting to vote on
 - o Respond to, or designate a person in charge of specialized matters to respond to, questions raised by the General Meeting
 - o Members of the Presidium shall assist the Chair in conducting the General Meeting when necessary
 - o Resolve matters arising during the course of the General Meeting
- Working principles of the Presidium
 - o With respect to procedures, formalities, and events arising within the agenda approved by the AGM, the Presidium shall seek the AGM's vote in order to make a decision.
 - o Decisions of the Chairman on procedures, formalities, or events arising outside the agenda approved by the AGM shall be final and binding.

Article 7. Secretary of the meeting

- The Chairman, or a shareholder holding more than 5% of the Company's voting shares, may nominate a person to the Secretariat to prepare the minutes of the General Meeting.
- The AGM shall vote to approve the composition of the Secretariat.
- Duties and powers of the Secretary of the General Meeting:
 - o Record fully and accurately the proceedings of the General Meeting;
 - o Receive question slips from shareholders;
 - o Prepare the minutes of the meeting and draft the AGM's resolution;
 - o Assist the Chairman in disclosing information relating to the AGM and notifying shareholders in accordance with the law and the Company's Charter;

Article 8. Shareholder Qualification Inspection Committee

- Shareholder Qualification Inspection Committee of the General Meeting shall consist of 05 persons, comprising 01 Head and 04 members, established by decision of the BOD and introduced to the meeting for the AGM's approval.
- Duties of the Shareholder Qualification Inspection Committee:
 - The Shareholder Qualification Inspection Committee shall be responsible for verifying the credentials of shareholders attending the meeting;
 - The Head of the Shareholder Qualification Inspection Committee shall report to the AGM on the number and ownership ratio of shares of attending shareholders. The Company's AGM shall be conducted once the requirements of **Article 4 - Conditions for Conducting the AGM** of these Regulations are satisfied.

Article 9. The Counting Committee

- The Vote Counting Committee shall consist of no more than 05 (five) members.
- The Chair, or a shareholder holding more than 5% of voting shares, may nominate persons to the Vote Counting Committee.
- Candidates standing for nomination or self-nomination (in the case of an election) shall not be permitted to sit on the Vote Counting Committee.
- The AGM shall vote to approve the composition of the Vote Counting Committee.
- Duties of the Vote Counting Committee
 - Disseminate the principles, rules, and instructions on voting procedures;
 - Check and record voting cards, prepare the vote-counting minutes, and announce the results; forward the minutes to the Chair for certification of the voting results;
 - Promptly notify the voting results to the Secretary of the General Meeting;
 - Review and report to the General Meeting any cases of violation of voting rules or written complaints regarding voting results.

Article 10. Discussion at the General Meeting

- Discussion shall be conducted only within the scope of matters presented in the agenda of the AGM;
- A shareholder/authorized representative wishing to speak or debate shall raise his/her hand; the Chair and the Presidium shall be responsible for conducting the meeting in a manner that enables shareholders to speak.
- Each shareholder/authorized representative speaking shall be concise and shall not repeat matters already raised.

- With respect to debates at the General Meeting, the Presidium and the Chair shall conduct the meeting in a manner that enables shareholders to speak and debate. Where the time taken for debate on an agenda item exceeds the time scheduled for that item, the Presidium and the Chair may conclude the debate only if there are no further comments from shareholders, or if approved by the AGM with more than 50% of the voting shares of shareholders present and voting at the meeting in favor.

Article 11. Voting to approve matters

a) General provisions on voting

- All matters within the agenda and content of the meeting of the General Meeting must be discussed and voted on publicly by the AGM.
- Each voting share owned or represented by ownership shall correspond to one voting unit
- Each shareholder/authorized representative attending the General Meeting shall be issued 01 Voting Card and 01 Ballot. The Voting Card and Ballot shall bear the shareholder code, full name, and number of shares owned and/or held under authorization with voting rights of that shareholder. The Voting Card and Ballot shall be printed by the Company, stamped with the Company's hanging seal, and delivered directly to the shareholder or authorized representative attending the meeting.

b) Procedure for seeking voting opinions

- Each matter submitted to the General Meeting within the AGM's authority shall be put to a vote in the following order:
 - o Approve (agree with) the content just submitted;
 - o Disapprove (disagree with) the content just submitted;
 - o No opinion on the content just submitted.
- With respect to voting to approve the "Working and Voting Regulations of the 2025 AGM" and voting to approve the "2025 AGM Agenda", in the event that the proposed plan submitted for a vote is not approved by the AGM, the Presidium and the Chair of the General Meeting must conduct the meeting to discuss amendments and supplements to the content of the Working and Voting Regulations of the AGM, and amendments and supplements to the working agenda of the AGM. The Presidium shall thereafter conduct the General Meeting to vote again to approve such matters.

c) Voting methods

- When voting is conducted at the General Meeting, shareholders shall vote on the content by one of the following two methods:

- By raising Voting Cards: When voting at the General Meeting, shareholders/authorized representatives shall raise the Voting Card high, facing the Chair. This method shall be used to approve matters other than the reports of the BOD, the report of the Board of General Directors, the report of the SB, and the matters within the submissions at the AGM. Under the voting-card method, the Vote Counting Committee shall conduct a count of the votes of all shareholders attending and voting at the meeting: in favor, against, or no opinion
- By filling in Ballots: For each matter, the shareholder shall select one of three pre-printed options on the Ballot: "Approve", "Disapprove", or "No opinion", by marking "X" or "V" in the box of his/her choice. This method shall be used to approve the reports of the BOD, the report of the Board of General Directors, the report of the SB, and the matters within the submissions at the AGM.
- After completing all matters requiring a vote at the AGM, the shareholder shall place the Ballot into the sealed ballot box that has been sealed at the AGM, in accordance with the guidance of the Vote Counting Committee.

d) Validity of the Ballot

- A valid Ballot is a ballot in the pre-printed form issued by the Organizing Committee, without erasure, alteration, scraping, tearing, damage, etc., without any content written other than as prescribed for this ballot, and which bears a signature with the full name written by hand beneath the signature of the shareholder/authorized representative attending the meeting.
- On the Ballot, the voting content (report, submission) shall be valid where the shareholder/authorized representative attending the meeting marks one (01) of the three (03) voting boxes. Voting content (report, submission) shall be invalid where it does not comply with the requirements applicable to valid voting content.
- An invalid Ballot is one that:
 - Contains additional content written on the Ballot
 - Is not in the pre-printed form issued by the Organizing Committee, does not bear the Company's red seal, or has been erased, altered, or contains additional content other than as prescribed for the ballot — in which case all voting content on the Ballot shall be invalid.

e) Recording of voting results

The Vote Counting Committee shall conduct a count of the votes of all shareholders attending and voting at the meeting, verify the number of votes in favor, against, and with no opinion for each item, and shall be responsible for recording, compiling, and reporting the vote-counting results to the AGM.

f) Minimum ratio required for approval of resolutions

Pursuant to Clause 3, Article 33 of the Company Charter, resolutions on the following matters shall be approved only where 65% (sixty-five percent) or more of the total voting shares of all shareholders present in person or through an authorized representative at the AGM and attending the meeting vote in favor:

- Types of shares and total number of shares of each type;
- Change of business lines and sectors;
- Change of the Company's organizational and management structure;
- Investment projects or sale of assets valued at 35% or more of the Company's total asset value as recorded in the most recent financial statements;
- Reorganization or dissolution of the Company;
- Other cases as provided for in the Company Charter

Except for the cases stated above, other resolutions shall be approved where approved by shareholders owning more than 50% of the total voting shares of all shareholders attending and voting at the meeting (except for the cases prescribed in Clause 3 and Clause 5, Article 23 of the Company Charter, and Clause 4 and Clause 6, Article 148 of the Law on Enterprises).

Article 12. Minutes and resolution of the AGM

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 shall be responsible for fully complying with the matters prescribed in these Regulations, the Company's applicable regulations, internal rules, and governance regulations, and the relevant provisions of law.
- The convener of the AGM shall have the right to:
 - Require all attendees to submit to inspection or other security measures;
 - Request the competent authority to maintain order at the meeting; and to remove from the meeting any person who fails to comply with the Chair's conduct of the meeting, who deliberately causes disorder, obstructs the normal course of the meeting, or fails to comply with security check requirements at the AGM.
- Matters not specifically prescribed in these Regulations shall be uniformly governed in accordance with the Company Charter, the 2020 Law on Enterprises, and other applicable legal instruments of the State.

- These Regulations shall take effect immediately after being approved by the Company's AGM.

Drafted by

Trinh Quoc Khanh

No. 02.DT.DHĐCĐ.2025

SOCIALIST REPUBLIC OF VIETNAM

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Hanoi, 10 June 2025

DRAFT

Agenda of the 2025 Annual General Meeting of Shareholders of Viet Property

Investment Joint Stock Company

- Time : 07:30, 28 June 2025 (*The first meeting*)
- Second meeting : 07:30, 29/06/2025 (If the first meeting fails to meet quorum)
- Third meeting : 07:30, 30/06/2025 (If the second meeting fails to meet quorum)
- Venue: 3rd Floor Hall, 25T2 Building, Nguyen Thi Thap Street, Trung Hoa Ward, Cau Giay District, Hanoi

No.	Time	Content	Host
1	7:00 – 7:30	Welcome and registration of delegates	Organizing Committee
2	7:30 – 7:40	Opening of the meeting; introduction and approval of the Presidium. Introduction of the Shareholder Qualification Inspection Committee.	Organizing Committee
3	7:40 – 7:50	The Shareholder Qualification Inspection Committee reports the inspection results.	Head of the Shareholder Qualification Inspection Committee
4	7:50 – 8:00	Nomination and approval of the Secretariat and Vote Counting Committee.	Presidium
5	8:00 – 8:10	Discussion and approval of the Working and Voting Regulations of the meeting;	Presidium
6	8:10 – 8:20	Discussion and approval of the 2025 AGM agenda (the agenda comprises matters proposed by the BOD and matters proposed by shareholders/groups of shareholders pursuant to Clause 4, Article 20 of the Company Charter)	Presidium

7	8:20 – 8:50	Discussion and approval of matters proposed by shareholders/groups of shareholders pursuant to Clause 4, Article 20 of the Company Charter	Presidium
7.1		Discussion and voting on the proposals of the shareholder group Nguyen The Anh and Nguyen Gia Trong	
7.2		Discussion and voting on the proposals of shareholder Trinh Quoc Khanh	
7.3		Discussion and voting on the proposals of other shareholders pursuant to Clause 4, Article 20 of the Company Charter	
8	8:50 – 9:20	Presentation of reports and submissions	Presidium
8.1		Report of the Board of Directors on governance and on the results of operations of the Board of Directors and of each member of the Board of Directors for 2024	
8.2		Submission of the Board of General Directors on the 2025 business plan	
8.3		Report on the operations of the Supervisory Board for 2024	
8.4		Submission to approve the audited 2024 Financial Statements	
8.5		Submission on selection of the auditing firm for 2025	
8.6		Submission to approve the dividend rate for each type of share for 2024 and the plan for 2025	
8.7		Submission on settlement of the remuneration of the BOD and SB for 2024; proposed remuneration of the BOD and SB for 2025	
8.8		Submission on the change of the Company's head office address	

8.9		Submission on amendments to the Company's Charter on organization and operation	
11	9:20 – 10:20	Other matters as decided by the General Meeting of Shareholders	
7	10:20 – 10:35	Discussion (maximum 15 minutes)	
8	10:35 – 10:50	Voting to approve the agenda items	Vote Counting Committee
9	10:50 – 11:10	Break	
10	11:10 – 11:20	Announcement of vote-counting results and election results	Vote Counting Committee
11	11:20 – 11:30	Reading of the Meeting Minutes and draft Resolution of the General Meeting.	Secretariat
12	11:30 – 11:40	Voting to approve the Resolution of the General Meeting and closing of the meeting.	Presidium

SOCIALIST REPUBLIC OF VIETNAM

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LETTER OF RESIGNATION

**To: - The General Meeting of Shareholders of Viet Property Investment Joint Stock Company
- The Board of Directors of Viet Property Investment Joint Stock Company**

My name is: Bui Quang Minh

Current position: Chairman of the Board of Directors, term 2024–2029

I was elected by the General Meeting of Shareholders of Viet Property Investment Joint Stock Company as a member of the Board of Directors for the term 2024–2029.

During my tenure, I have always endeavored, together with the Board of Directors and the Board of General Directors of the Company, to overcome difficulties in order to complete the work approved by the AGM and the BOD, as well as to comply with the provisions of the law and the Company's Charter.

Now, for personal reasons, I am unable to continue to undertake the work and position of Chairman of the BOD of the Company. I therefore respectfully submit this letter requesting the General Meeting of Shareholders and the Board of Directors of Viet Property Investment Joint Stock Company to consider and approve my wish to resign as a member of the Board of Directors for the term 2024–2029, and also to accept my request that it be submitted to the nearest AGM for approval of my resignation from the position of member of the BOD of the Company.

At present, the Company is facing significant opportunities and challenges, and requires timely policies and decisions on investment strategy and production and business activities, in particular capital for investment projects, in order to ensure the Company's sustainable development. I hereby nominate Mr. Nguyen Viet Dung – member of the BOD, representative of a shareholder/large shareholder group, to hold the position of Chairman of the BOD of the Company.

I sincerely thank the shareholders, the Board of Directors, the Executive Board, and all officers and employees of the Company for having created favorable conditions and provided support to me during my tenure.

I respectfully request the AGM and BOD to consider and approve my letter of resignation.

I wish the Company great success and sustainable development.

Sincerely,

Hanoi, 28 June 2025

THE APPLICANT

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LETTER OF RESIGNATION

To: - The General Meeting of Shareholders of Viet Property Investment Joint Stock Company
- The Board of Directors of Viet Property Investment Joint Stock Company

My name is: Nguyen Van Hien

Current position: Member of the Board of Directors, term 2024–2029

I was elected by the General Meeting of Shareholders of Viet Property Investment Joint Stock Company as a member of the Board of Directors for the term 2024–2029.

During my tenure as a member of the BOD, I have always endeavored to complete the work assigned by the AGM and the BOD, as well as to comply with the provisions of the law and the Company's Charter.

Now, for personal reasons, I am unable to undertake the work of the BOD. I therefore respectfully submit this letter requesting the General Meeting of Shareholders and the Board of Directors of Viet Property Investment Joint Stock Company to consider and approve my wish to resign as a member of the Board of Directors for the term 2024–2029, and also to accept my request that it be submitted to the nearest AGM for approval of my resignation from the position of member of the BOD of the Company.

I sincerely thank the shareholders, the Board of Directors, the Executive Board, and all officers and employees of the Company for having created favorable conditions and assisted me during my tenure. I respectfully request the AGM and BOD to consider and approve my letter of resignation.

I hereby undertake to fully perform the obligations and responsibilities of a member of the BOD until I officially cease to hold this position.

I wish the Company great success and sustainable development.

Respectfully,

Hanoi, 28 June 2025

THE APPLICANT

SOCIALIST REPUBLIC OF VIETNAM

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LETTER OF RESIGNATION

**To: - The General Meeting of Shareholders of Viet Property Investment Joint Stock Company
- The Board of Directors of Viet Property Investment Joint Stock Company**

My name is: Phan Hoang Chung

Current position: Member of the Board of Directors, term 2024–2029

I was elected by the General Meeting of Shareholders of Viet Property Investment Joint Stock Company as a member of the Board of Directors for the term 2024–2029.

During my tenure as a member of the BOD, I have always endeavored to complete the work assigned by the AGM and the BOD, as well as to comply with the provisions of the law and the Company's Charter.

Now, for personal reasons, I am unable to undertake the work of the BOD. I therefore respectfully submit this letter requesting the General Meeting of Shareholders and the Board of Directors of Viet Property Investment Joint Stock Company to consider and approve my wish to resign as a member of the Board of Directors for the term 2024–2029, and also to accept my request that it be submitted to the nearest AGM for approval of my resignation from the position of member of the BOD of the Company.

I sincerely thank the shareholders, the Board of Directors, the Executive Board, and all officers and employees of the Company for having created favorable conditions and assisted me during my tenure. I respectfully request the AGM and BOD to consider and approve my letter of resignation.

I hereby undertake to fully perform the obligations and responsibilities of a member of the BOD until I officially cease to hold this position.

I wish the Company great success and sustainable development.

Respectfully,

Hanoi, 28 June 2025

THE APPLICANT

SOCIALIST REPUBLIC OF VIETNAM

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LETTER OF RESIGNATION

MEMBER OF THE SUPERVISORY BOARD

To: - The General Meeting of Shareholders of Viet Property Investment Joint Stock Company
- The Board of Directors of the Company
- The Supervisory Board of the Company

My name is: NGUYEN THI HAI

Address: 338, Group 14, Lang Thuong, Dong Da, Hanoi

Citizen ID No.: 031180012332 Date of issue: 07/01/2022 Place of issue: Police Department for Administrative Management of Social Order

Currently serving as a member of the Supervisory Board of Viet Property Investment Joint Stock Company for the term 2024–2029.

At present, for personal reasons, I am unable to continue to undertake the position of member of the Company's Supervisory Board. I hereby submit this letter to resign from the position of member of the Supervisory Board of Viet Property Investment Joint Stock Company.

I respectfully request the General Meeting of Shareholders of the Company to approve my letter of resignation.

I sincerely thank you!

Hanoi, 28 June 2025

THE APPLICANT

NGUYEN THI HAI

No.06.PVL.DHDCD.2025

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, June 10, 2025

DRAFT

**Regulation on Nomination, Candidacy, and Supplementary Election of Members
of the Board of Directors and Supervisory Board for the 2024–2029 Term of Viet
Property Investment Joint Stock Company**

Pursuant to:

- Law on Enterprises No. 59/2020/QH14;
- Law No. 03/2022/QH15;
- Law on Securities No. 54/2019/QH14;
- Charter of Organization and Operation of Viet Property Investment Joint Stock Company, approved by the General Meeting of Shareholders under Resolution No.

The Counting Committee of the General Meeting hereby announces the Regulation on nomination, candidacy, and supplementary election of members of the Board of Directors (BOD) and Supervisory Board (SB) for the 2024–2029 term at the 2025 Annual General Meeting of Shareholders (AGM) of Viet Property Investment Joint Stock Company, as follows:

Article 1. Interpretation of Terms/Abbreviations

- Company: Viet Property Investment Joint Stock Company
- BOD: Board of Directors
- SB: Supervisory Board
- OC: Organizing Committee
- General Meeting/AGM: 2025 Annual General Meeting of Shareholders
- Shareholder: An individual or organization owning at least 01 share of Viet Property Investment Joint Stock Company, whose name appears on the consolidated list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation (VSDC) dated 22 May 2025, and who has been sent the meeting invitation by the Company;
- Charter: Charter of Organization and Operation of Viet Property Investment Joint Stock Company.

Article 2. Chairman of the General Meeting

The Chairman of the General Meeting is responsible for chairing the election process, specifically:

- Introducing the list of nominees for the BOD and SB;
- Resolving any complaints related to the election process (if any).

Article 3. Election Principles

- The election shall be conducted in strict compliance with the provisions of law and the Company's Charter.
- The Counting Committee shall be nominated by the Chairman and approved by the AGM. Members of the Counting Committee must not be included in the list of nominees or candidates for the BOD or SB.

Article 4. Number, Term of Office, and Qualifications for BOD Membership

1. Number of supplementary BOD members to be elected: 03 persons
2. Term: 2024–2029
3. Maximum number of BOD candidates: unlimited
4. Qualifications for BOD candidates (pursuant to the Law on Enterprises 2020 and Article 28 of the Company's Charter):
 - 4.1. Criteria for BOD members
 - Must not fall under the categories specified in Clause 2, Article 17 of the Law on Enterprises 2020;
 - Must possess professional qualifications and experience in corporate management; BOD members are not required to be shareholders of the Company;
 - A BOD member of the Company may concurrently serve as a BOD member of another company.
 - 4.2. Criteria for independent BOD members
 - Must not be a current employee of the Company, its parent company, or subsidiary; must not have been an employee of the Company, its parent company, or subsidiary at any time within the preceding 03 years;
 - Must not be currently receiving salary or remuneration from the Company, other than allowances to which BOD members are entitled under regulations;
 - Must not be the spouse, natural/adoptive father, natural/adoptive mother, natural/adopted child, or sibling of a major shareholder of the Company, or of a manager of the Company or its subsidiary;

- Must not directly or indirectly own at least 1% of the Company's total voting shares;
- Must not have served as a BOD or SB member of the Company for at least 05 consecutive years prior, except where reappointed for 02 consecutive terms.

Article 5. Number, Term of Office, and Qualifications for SB Membership

1. Number of SB members: 02 persons
2. Term: 2024–2029
3. Maximum number of SB candidates: unlimited
4. Qualifications for SB candidates (pursuant to the Law on Enterprises 2020 and Article 42 of the Company's Charter):
 - Being at least 21 years of age, having full civil act capacity, and not falling within the subjects prohibited from establishing or managing enterprises under the Law on Enterprises;
 - Not being the spouse, natural/adoptive father, natural/adoptive mother, natural/adopted child, or sibling of any BOD member, the Director/General Director, or other managers;
 - Not holding any managerial position in the Company. SB members are not required to be shareholders or employees of the Company, and must not work in the Company's accounting or finance department;
 - Not being a member or employee of the independent auditing firm that audited the Company's financial statements during the preceding 03 consecutive years;
 - Having been trained in one of the following disciplines: economics, accounting, finance, auditing, law, business administration, or a discipline relevant to the enterprise's business activities;
 - SB members shall elect one among themselves as Head of the SB. The Head of the SB must hold at least a university degree in one of the disciplines listed above.

Article 6. Nomination of Candidates for BOD and SB

Shareholders or groups of shareholders holding 10% or more of total ordinary shares have the right to nominate candidates to the BOD/SB. Holding 10% (ten percent) of voting shares entitles nomination of 01 (one) candidate; more than 10% up to under 30% entitles up to 02 (two) candidates; from 30% up to under 40% entitles up to 03 (three) candidates; from 40% up to under 50% entitles up to 04 (four) candidates; from 50% up to under 60%

entitles up to 05 (five) candidates (pursuant to Clause 2, Article 29, and Clause 4, Article 42 of the Company's Charter).

If the number of candidates arising from nomination and self-candidacy remains insufficient, the incumbent BOD may nominate additional candidates, or organize further nominations under the mechanism set out in the Company's Internal Regulation on Corporate Governance. Any such additional nominations by the incumbent BOD must be clearly announced to the AGM before the vote on BOD membership takes place.

Article 7. Application Documents for Nomination and Candidacy to the BOD and SB

1. Application documents for nomination/candidacy to the BOD/SB
 - Shareholders meeting the eligibility criteria in Articles 4 and 5 may submit an application for nomination or self-candidacy to the BOD/SB.
 - The application shall include:
 - o Nomination/candidacy application form for the BOD/SB;
 - o Self-declared curriculum vitae, using the form provided by the Organizing Committee;
 - o A notarized copy of the Citizen Identification Card/passport, or the original for comparison.
 - Individuals submitting nomination/candidacy documents are responsible, before the law and before the AGM, for the accuracy and truthfulness of the information provided.
2. Venue and deadline for submission
 - Applications may be sent to the Company's headquarters: Viet Property Investment Joint Stock Company, 6th Floor, Golden Palm Building, No. 21 Le Van Luong.
 - Applications may also be submitted directly at the AGM on the day of the meeting.

Article 8. List of Candidates

- Based on the nomination/candidacy applications from shareholders and groups of shareholders and their accompanying documents, the OC shall prepare a list of candidates meeting all required conditions for approval by the AGM and election to the BOD/SB.
- The list of BOD/SB candidates shall be arranged in alphabetical order by name, with full names recorded on the ballot.

Article 9. Election Method

- The election shall be conducted by cumulative voting (pursuant to Clause 3, Article 148 of the Law on Enterprises 2020 and Clause 5, Article 23 of the Company's Charter).
- Each shareholder/authorized representative attending the meeting shall have total votes equal to the number of shares owned and/or held by proxy, multiplied by the number of BOD/SB members to be elected. Candidates shall be ranked in descending order of votes received, from the highest downward, until the number of members stipulated in the Charter is reached. Where 02 or more candidates receive the same number of votes, a re-vote shall be held among those tied candidates; if a second re-vote still results in a tie, the matter shall be resolved by drawing lots. Shareholders/authorized representatives may cast all or part of their votes for one or more candidates, but the total may not exceed the number of members approved by the AGM.

Article 10. Ballots

1. Content of ballots
 - Ballots are issued by the OC at the 2025 AGM, bearing the Company's hanging seal or the Chairman's signature.
 - Each shareholder shall receive 01 ballot for the BOD election and 01 ballot for the SB election. Shareholders must check the information on their ballots upon receipt and immediately notify the Counting Committee of any errors.
2. Method of completing ballots
 - Shareholders/authorized representatives may cast the whole or part of their total votes for one or more candidates; any remaining votes may simply not be cast for any candidate. The total votes cast for candidates must not exceed the total votes to which the shareholder/authorized representative is entitled.
3. Validity of ballots
 - A valid ballot is one printed in the form issued by the OC, without erasure, alteration, or content added beyond what is prescribed, and bearing the signature and full name (handwritten) of the shareholder/authorized representative.
4. Ballots deemed invalid:
 - Containing additional content;
 - Completed in pencil;
 - With candidates' names struck through;

- Not in the prescribed form issued by the OC, lacking the Company's hanging seal or the Chairman's signature, or containing erasure, alteration, or unauthorized additional content;
 - Where the number of candidates voted for exceeds the number of BOD members approved by the AGM for the 2025–2030 term;
 - Where the total votes cast for candidates by a shareholder/representative exceeds the total permitted votes;
 - Submitted after the Counting Committee has unsealed the ballot box;
 - Lacking the signature or full name of the shareholder/authorized representative.
5. Voting and vote counting
- In case of error, shareholders/authorized representatives may contact the Counting Committee/OC for a replacement ballot, returning the erroneous one before depositing a ballot in the box.
 - Shareholders/authorized representatives shall deposit ballots into the sealed ballot box under the supervision of the Counting Committee. Ballots must bear the shareholder's/representative's signature and full name.
 - After voting concludes, counting shall be carried out under the supervision of the SB or shareholder representatives.
 - The Counting Committee is responsible for preparing the vote-count minutes, announcing results, and, together with the Chairman, resolving any queries or complaints from shareholders/representatives (if any).
 - Counted ballots shall be archived in accordance with regulations.
6. Principles for determining elected candidates
- Elected BOD or SB members shall be determined by votes received in descending order, starting with the highest, until the number of members stipulated in the Charter is reached.
 - Where 02 or more candidates tie, a re-vote shall be held among the tied candidates; if a second re-vote still ties, the matter shall be resolved by drawing lots.
 - If the first round of voting does not produce the required number of BOD members, further rounds shall be conducted until the required number is elected.

Article 11. Effect

- This Regulation on nomination, candidacy, and election shall take effect immediately upon approval by the AGM.
- This Regulation shall cease to have effect upon the conclusion of the Company's 2025 AGM.

- The foregoing constitutes the full Regulation on nomination, candidacy, and supplementary election of BOD and SB members for the 2024–2029 term of the Company, submitted for the AGM's consideration and approval.

Drafted by:

Trinh Quoc Khanh

No.09.PVL.DHDCD.2025

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, June 10, 2025

PROPOSAL

Remuneration of the Board of Directors and Supervisory Board for 2025

I, Trinh Quoc Khanh, provide the following personal information:

- Citizen Identification Card No. 026082002357, issued on 24 August 2022
- Number of voting shares held at the 2025 Annual General Meeting of Shareholders: 5,548,500 shares (equivalent to 11.1%)

I propose that the AGM approve the remuneration of BOD and SB members for 2025 of Viet Property Investment Joint Stock Company, specifically as follows:

1. Remuneration of BOD members for 2025

- Chairman of the BOD: remuneration of VND 10 million/month
- BOD members: remuneration of VND 5 million/month
- Total remuneration for 2025: VND 360 million

2. Remuneration of SB members for 2025

- Head of the SB: remuneration of VND 4 million/month
- SB members: remuneration of VND 3 million/month
- Total remuneration for 2025: VND 120 million

Respectfully submitted to the AGM for consideration and approval.

Proposed by:

Trinh Quoc Khanh

No.10.PVL.DHDCD.2025

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, June 10, 2025

PROPOSAL

For the AGM to Reject the 2024 Financial Statements, Have Them Re-Prepared, and Engage an Auditor for the 2024 and 2025 Financial Statements

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

I, Trinh Quoc Khanh, a shareholder of the Company, provide the following personal information:

- Citizen Identification Card No. 026082002357, issued on 24 August 2022
- Number of shares held as of the final registration date to attend the 2025 AGM: 5,548,500 shares (equivalent to 11.1%)

I propose that the AGM approve the following matters:

1. Proposal for the AGM to reject the audited 2024 Financial Statements of the Company

- **Reason:** The Company's 2024 Financial Statements were audited by International Auditing Company Limited (iCPA). However, iCPA declined to issue an opinion on the Company's Financial Statements.

2. Proposal for the AGM to approve the Company's re-preparation and re-auditing of the 2024 Financial Statements

- **Purpose:** To enable the Company's 2024 Financial Statements to be audited and receive an unqualified opinion, thereby creating the necessary basis for the Company's PVL shares to be lifted from the trading restriction imposed by the Hanoi Stock Exchange.

3. Proposal on the selection of an auditor for the 2024 and 2025 Financial Statements

- The AGM approves authorizing the BOD to select, at its own discretion, an auditing firm from the list of auditing firms approved by the State Securities Commission to audit entities of public interest for 2025, based on service quality and an appropriate audit fee.

Respectfully submitted to the AGM for consideration and approval.

Sincerely./.

Proposed by:

Trinh Quoc Khanh