

Số: ~~2104~~/2026/CV-VHM
No. ~~2104~~/2026/CV-VHM

Hà Nội, ngày ~~21~~ tháng 04 năm 2026
Hanoi, April ~~21~~, 2026

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
DISCLOSURE OF IRREGULAR INFORMATION

- Kính gửi:**
- Ủy ban Chứng khoán Nhà nước/*State Securities Commission of Vietnam*
 - Sở Giao dịch Chứng khoán TP HCM/*Ho Chi Minh City Stock Exchange*
 - Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange*

1. Tên tổ chức: CÔNG TY CỔ PHẦN VINHOMES (“Công ty”)

Name of organization: VINHOMES JOINT STOCK COMPANY (the “Company”)

- Mã chứng khoán: **VHM**

Ticker symbol: VHM

- Địa chỉ: Tòa nhà văn phòng Symphony, Đường Chu Huy Mân, Khu đô thị Vinhomes Riverside, Phường Phúc Lợi, Quận Long Biên, TP. Hà Nội, Việt Nam (*now là: Tòa nhà văn phòng Symphony, Đường Chu Huy Mân, Khu đô thị Vinhomes Riverside, Phường Phúc Lợi, TP. Hà Nội, Việt Nam*)

Address: Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam (now: Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam)

- Điện thoại: (84 24) 3974 9350 Fax: (84 24) 3974 9351
Tel: (84 24) 3974 9350 Fax: (84 24) 3974 9351
- E-mail: info@vinhomes.vn

2. Nội dung thông tin công bố/Content of the information disclosure:

Ngày 21/04/2026, Công ty Cổ phần Vinhomes đã tổ chức thành công Đại hội đồng cổ đông thường niên năm 2026.

On April 21, 2026, Vinhomes Joint Stock Company successfully convened its 2026 Annual General Meeting of Shareholders.

Chủ tọa Đại hội, thay mặt Đại hội đồng cổ đông Công ty, ký ban hành và công bố thông tin Biên bản họp và Nghị quyết Đại hội đồng cổ đông thường niên năm 2026 của Công ty (như file đính kèm).

The Chairman of the Meeting, on behalf of the General Meeting of Shareholders, has executed and hereby discloses the Minutes and the Resolution of the 2026 Annual General Meeting (as attached).

Thông tin này được công bố trên trang thông tin điện tử của Công ty tại đường dẫn: <https://vinhomes.vn/vi/ir>, mục Quan hệ cổ đông.

This information is disclosed on the Company's website at: <https://vinhomes.vn/en/ir>, under the Investor Relations section.



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 declare to be responsible for the accuracy and completeness of the above information.

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

LEGAL REPRESENTATIVE



PHẠM THIỆU HOA

CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

CHAIRMAN OF THE BOARD OF DIRECTORS



**VINHOMES JOINT STOCK
COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No: 01/2026/NQ-DHDCD-VHM

Hanoi, April 21, 2026



**RESOLUTION OF THE 2026 ANNUAL GENERAL MEETING OF
SHAREHOLDERS**

**VINHOMES JOINT STOCK COMPANY'S GENERAL MEETING OF
SHAREHOLDERS**

Pursuant to:

- *The Law on Enterprises dated June 17, 2020 and its implementation guidelines;*
- *The Law on Securities dated November 26, 2019 and its implementation guidelines;*
- *The Charter of Vinhomes Joint Stock Company (the “Company”);*
- *The 2026 Annual General Meeting of Shareholders (the “AGM”) meeting minutes dated April 21, 2026;*
- *The vote-counting minutes of the 2026 AGM dated April 21, 2026.*

RESOLVES:

Article 1. Approval of the 2025 report of the Board of Directors (“BOD”) and each Independence BOD member

Article 2. Approval of the 2025 business performance and the 2026 business plan

Article 3. Approval of the 2025 Supervisory Board’s report

Article 4. Approval of the 2025 audited financial statements

Article 5. Approval of the allocation plan for the accumulated retained earnings as of year-end 2025

Article 6. Approval of the remuneration for the Board of Directors and the Supervisory Board

Article 7. Approval of the appointment of an independent auditing firm for the fiscal year 2026

Article 8. Approval of the amendments to the Company’s registered business activities

Article 9. Approval of the amendment to the Company’s Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors

Article 10. Implementation of the Resolution.

This Resolution shall take effect from the date of signing.



The members of the Board of Directors, the Supervisory Board, and the Board of Management shall, within their respective functions, duties, and authorities, be responsible for executing and implementing the contents of this Resolution./.

Recipients:

- *As per Article 10;*
- *Company archives.*

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

Signed

PHAM THIEU HOA



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No.: 01/2026/BB-ĐHĐCĐ-VHM

MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

VINHOMES JOINT STOCK COMPANY (“Company”)

- Head Office: Symphony Office Building, Chu Huy Mân Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam (now: Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam).
- Enterprise Registration Certificate No.: 0102671977 issued by Hanoi Department of Planning and Investment on March 6, 2008.

Time and Venue: The Meeting commenced at 09:00 AM on April 21, 2026, held in person at Almaz Convention Center, Hoa Lan Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam.

A. PROCEDURAL MATTERS**1. Opening Remarks**

The host of the meeting declared the reasons for convening the meeting: Pursuant to the Company’s Charter and prevailing laws, the Board of Directors (“BOD”) convened the 2026 Annual General Meeting of Shareholders (“AGM” or “**Meeting**”) to approve matters within its authority.

The Chairperson announced that the Meeting was organized and conducted in accordance with the Organizational and Operational Regulations approved by the AGM.

2. Shareholder Eligibility Verification Report

The host, authorized by the Shareholder Eligibility Verification Committee, announced the shareholder verification results as of 09:00 AM:

- Total number of shareholders attending directly or by valid proxy: 145 shareholders, representing 3,256,828,339 shares, equivalent to 3,256,828,339 voting rights, accounting for 79.29% of total voting rights (based on the List of Securities Holders entitled to attend the AGM provided by the Vietnam Securities Depository and Clearing Corporation dated March 18, 2026).
- According to the Company Charter, the Meeting is validly convened with shareholder representation exceeding 50% of total voting rights. Therefore, the AGM satisfied the quorum requirement.

3. Introduction of the Presiding Committee and Meeting Chairperson

- Mr. Pham Thieu Hoa – Chairman of the BOD, Chairperson of the Meeting
- Ms. Nguyen Thu Hang – BOD Member cum CEO
- Ms. Mai Thu Thuy – Deputy CEO of Back Office Division
- Mr. Le Tien Cong – Chief Financial Officer

- Mr. Pham Anh Khoi – Chief Investment Officer
- 4. **The Meeting nominated the Secretariat of the Meeting, and the nomination was approved with a 100% affirmative vote, comprising the following individuals:**
 - Mr. Nguyen Minh Hoang – Head of the Secretariat
- 5. **The General Meeting nominated the Vote Counting Committee, and the nomination was approved with a 100% affirmative vote, comprising the following individuals:**
 - Ms. Le Thi Giang - Head of the Committee
 - Mr. Hoang Duc Viet - Committee Member
 - Ms. Vu Thi Thu Phuong - Committee Member

B. MEETING CONTENT AND AGENDA

I. ADOPTION OF MEETING AGENDA

1. The Presiding Committee announced and the Meeting (100%) approved the Meeting Agenda (attached).
2. The Meeting (100%) adopted the Regulations on Organization and Operation of the 2026 AGM (attached).

II. PRESENTATION AND REPORTING OF ITEMS TO BE SUBMITTED TO THE GENERAL MEETING OF SHAREHOLDERS FOR APPROVAL

1. Mr. Pham Thieu Hoa – Chairman of the BOD, presented a summary report on the Board of Directors's ("BOD") and each Independent BOD member.
2. Ms. Nguyen Thu Hang – BOD Member cum CEO, presented the business performance in 2025 and the 2026 business plan.
3. Mr. Tran Minh Anh - Head Of The Supervisory Board presented the Supervisory Board Report
4. Mr. Le Tien Cong – Chief Financial Officer presented the following proposals:
 - Audited Financial Statements for FY2025
 - Proposal for appointment of an independent auditing firm for 2026
5. Mr Pham Anh Khoi – Chief Investment Officer presented the following proposals:
 - Proposal on allocation plan for the accumulated retained earnings as of year-end 2025
 - Proposal on remuneration for BOD and Supervisory Board
6. Ms. Mai Thu Thuy – Deputy CEO of Back Office Division, presented:
 - Proposal on amendment of registered business activities
 - Proposal on the comprehensive amendment to the Company's Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors

III. DISCUSSION SESSION

The Presiding Committee and the Meeting listened to shareholders' opinions and conducted exchanges and discussions regarding the contents of the reports and proposals presented at the

Meeting.

The Meeting reached a consensus on the responses provided during the Meeting and raised no further comments.

The discussion contents of the Meeting are attached to these Minutes.

IV. VOTING ON THE MEETING ITEMS

1. The Head of the Vote Counting Committee provided an update on the verification of shareholders' eligibility prior to the commencement of the voting session of the Meeting, as of 10:00 AM., as follows:
 - Number of shareholders attending in person and through duly authorized representatives was 211 shareholders, holding and representing 3,291,622,935 shares, equivalent to 3,291,622,935 voting rights, accounting for 100% of the total voting rights of all shareholders at the meeting (equivalent to 3,291,622,935 of the Company's total voting rights). (Hereinafter referred to as the "Total Votes Cast").
 - Valid votes: 3,282,923,725 votes, accounting for 100% of Total Votes Cast.
 - Invalid votes: 0 votes, accounting for 0% of Total Votes Cast.
2. Instructions were provided to shareholders on the electronic voting procedure for all items presented at the Meeting.
3. The Meeting proceeded to vote.

V. ANNOUNCEMENT OF VOTING RESULTS

The Head of the Vote Counting Committee announced the voting results. (Details are included in the Vote Counting Report of the 2026 AGM.)

VI. RESOLUTIONS PASSED AT THE MEETING

1. **Approval of the 2025 report of the Board of Directors ("BOD") and each Independent BOD member**
This resolution was passed with 3,282,918,325 votes in favor, accounting for 100.00% of the total votes cast.
2. **Approval of 2025 Business Performance and 2026 Business Plan**
This resolution was passed with 3,282,918,725 votes in favor, accounting for 100.00% of the total votes cast.
3. **Approval of the 2025 Supervisory Board's Report**
This resolution was passed with 3,282,923,725 votes in favor, accounting for 100.00% of the total votes cast.
4. **Approval of the Audited Financial Statements for 2025**
This resolution was passed with 3,279,547,925 votes in favor, accounting for 99.90% of the total votes cast.
5. **Approval of the Allocation Plan for the Accumulated Retained Earnings as of year-end 2025**



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This resolution was passed with 3,282,894,425 votes in favor, accounting for 100.00% of the total votes cast.

6. Approval of Remuneration for the Board of Directors and the Supervisory Board

This resolution was passed with 3,282,894,425 votes in favor, accounting for 100.00% of the total votes cast.

7. Approval of the Appointment of an Independent Auditing Firm for 2026

This resolution was passed with 3,229,351,826 votes in favor, accounting for 98.37% of the total votes cast.

8. Approval of the Amendment to the Company's Registered Business Activities

This resolution was passed with 3,279,204,355 votes in favor, accounting for 99.89% of the total votes cast.

9. Approval of the comprehensive amendment to the Company's Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors

This resolution was passed with 3,277,026,129 votes in favor, accounting for 99.82% of the total votes cast.

C. APPROVAL OF MINUTES AND CLOSING OF MEETING

These Minutes, together with all attached documents, were duly adopted by the General Meeting of Shareholders, with 100% approval of the total voting rights of all shareholders present and casting votes at the Meeting.

The Chairperson declared the conclusion of the Meeting at 11h00 AM on the same date.

The Chairperson and the Secretariat hereby jointly confirm the accuracy and integrity of the contents of these Minutes and have accordingly signed below:

Chairperson of the Meeting

Secretariat of the Meeting

Signed

Signed

Pham Thieu Hoa

Nguyen Minh Hoang





APPENDIX: DISCUSSION AT THE GENERAL MEETING

STT	Câu hỏi	Câu trả lời
1.	Shareholder Question 1: Why does the Company still pay dividends this year while the 2026 plan requires significant capital for project development and reinvestment?	<p>Answer – Mr. Pham Anh Khoi (Head of Investment):</p> <p>In addition to pursuing growth, Vinhomes always prioritizes shareholders' interests. Therefore, the dividend payment this year is considered appropriate. The dividend will be distributed in two forms:</p> <ul style="list-style-type: none"> • Cash dividend: Expected to be sourced from accumulated retained earnings up to 2025, amounting to approximately VND 202 trillion. The payout accounts for only around 10% of retained earnings. Meanwhile, new projects are primarily funded by pre-sales cash flows from both retail and wholesale customers. These revenues are based on signed contracts and therefore highly certain. As such, we are confident in maintaining sufficient capital for long-term development. • Stock dividend: This represents a restructuring of equity and does not involve cash outflow. Issuing shares for dividends helps increase charter capital, improve stock liquidity, and enhance accessibility for investors in the market.
2.	Shareholder Question 2: Which projects will Vinhomes launch for sale in 2026?	<p>Answer – Mr. Pham Thieu Hoa (Chairman):</p> <p>In 2026, Vinhomes plans to launch several projects, including:</p> <ul style="list-style-type: none"> • Vinhomes Hai Van Bay (Da Nang) • Vinhomes Golden Global Gate (Ha Long, Quang Ninh) • University Urban Area (Ho Chi Minh City) <p>These are expected to be launched early in the year. However, depending on market conditions and demand, additional projects may also be introduced. Vinhomes is committed to ensuring sufficient supply to meet market demand.</p>
3.	Shareholder Question 3: How will rising interest rates impact Vinhomes' business plan?	<p>Answer – Ms. Nguyen Thu Hang (CEO):</p> <p>In the early months of the year, both deposit and lending rates increased due to capital balancing requirements and banking system safety ratios, while deposit growth lagged behind credit growth. However, we believe this pressure is temporary. Following directives from the State Bank of Vietnam, since mid-April 2026: Deposit rates have decreased by 0.1%–0.5%; Lending rates have dropped by up to 1% at some banks</p>

		<p>Going forward, coordinated monetary and fiscal policies will help stabilize interest rates, control inflation, and support GDP growth.</p> <p>For the real estate market, higher rates mainly affect short-term speculative investors using high leverage. Current rates remain significantly lower than during the 2011–2013 crisis, so a market freeze is unlikely. Instead, buyers may become more cautious rather than withdrawing entirely.</p> <p>Vinhomes has proactively introduced financial support policies, including a program launched on April 18 offering: Loan interest rate cap of 6% fixed for up to 5 years; applicable to transactions from April 20 to July 20</p> <p>With government support and proactive measures, we remain confident in achieving our 2026 revenue and profit targets.</p>
4.	<p>Shareholder Question 4: Why did the Company adjust 2026 revenue and profit targets just before the AGM?</p>	<p>Answer – Mr. Le Tien Cong (CFO):</p> <p>During business planning, we developed multiple scenarios based on market conditions, legal progress of key projects, and ongoing transactions.</p> <p>Following Q1 2026, the Company achieved significant strategic milestones and legal progress. With strong fundamentals and growth momentum, we believe more ambitious targets are achievable.</p> <p>Therefore, we propose revised targets for shareholder approval:</p> <ul style="list-style-type: none"> • Total contracted sales: VND 285 trillion • Net profit: VND 60 trillion <p>These figures reflect both record performance expectations and our strong commitment to growth.</p>
5.	<p>Shareholder Question 5</p> <p>1. Regarding the Company’s 2026 pre-sales plan, could you elaborate on the expected level and growth rate compared to the actual results achieved in 2025?</p> <p>In line with this, for the upward revision of the Company’s profit plan, could you provide more details on which specific projects will contribute to the increase in the 2026 profit target ahead of the General Meeting of Shareholders?</p> <p>2. Regarding Q1 2026 results, could the Company provide preliminary insights into pre-sales performance as well as estimated profit for the quarter?</p> <p>Additionally, as I understand that the Hai Van Bay project was launched during Q1,</p>	<p>Answer – Mr. Le Tien Cong (CFO):</p> <p>1. Regarding the 2026 pre-sales plan:</p> <p>We target total pre-sales of approximately VND 300–350 trillion, representing an impressive growth of 46%–65% compared to VND 205 trillion in 2025.</p> <p>The key growth drivers will continue to come from major projects such as Can Gio, Hai Van Bay, Hau Nghia, Duong Kinh, and Ocean Park 2 & 3. In addition, we have high expectations for contributions from upcoming mega projects such as Ha Long Xanh and the University Urban Area.</p> <p>With a diverse and promising project portfolio, the management is confident in successfully achieving this pre-sales target.</p> <p>2. Regarding the revenue and profit plan:</p> <p>The Company has submitted to the General Meeting of Shareholders for approval ambitious targets of</p>

<p>could the Company share more details on the number of units launched in the first phase and the absorption rate achieved?</p> <p>3. Regarding the Olympic Urban Area project, will this project contribute to the 2026 pre-sales plan? What is the estimated total gross development value (GDV) of the project?</p> <p>Furthermore, given that the remaining 65% ownership is held by consortium partners, could the Chair provide additional details on these partners?</p> <p>4. Regarding the dividend policy, what is the Company's direction in the coming years? Will the Company continue maintaining a dividend policy, or is this year a one-off case for dividend payment in both cash and shares?</p>	<p>VND 285 trillion in contracted revenue and VND 60 trillion in net profit.</p> <p>Our confidence in achieving these targets is based on two main sources:</p> <p>First, secured revenue (backlog): Approximately 30%–40% of expected revenue will come from transactions completed in late 2025, which are pending handover for recognition (including projects such as Dan Phuong, Duong Kinh, Vu Yen, and Ocean Park 2 & 3).</p> <p>Second, new sales momentum: This will come from ongoing handovers at Can Gio and Hau Nghia, as well as wholesale transactions currently under negotiation across both existing and newly launched projects.</p> <p>We are making every effort to optimize resources to realize the financial targets set forth.</p> <p>3. Regarding business performance in Q1/2026:</p> <p>While the official financial statements are still being finalized for disclosure in accordance with regulations, we are pleased to share some early positive signals with our shareholders.</p> <p>Preliminary Q1 pre-sales are expected to reach approximately VND 70–80 trillion, representing a highly encouraging result and demonstrating the continued strong market appeal of Vinhomes' products.</p> <p>A key highlight was the launch of Hai Van Bay project (Lang Van, Da Nang) in late March and early April. The project received strong market interest, with approximately 1,300–1,400 successful bookings. The absorption rate reached 80%–90% of the initial inventory shortly after launch.</p> <p>Building on this strong momentum, we are accelerating plans to introduce subsequent phases to the market in the near future.</p> <p>This concludes our responses to the first three questions. Thank you very much, esteemed shareholders.</p> <p>Ms. Nguyen Thu Hang:</p> <p>2. Regarding dividend policy:</p> <p>Historically, Vinhomes has not maintained a fixed dividend policy. Instead, we balance between shareholders' interests and the Company's long-term development needs.</p> <p>The dividend policy this year follows the same principle — ensuring an optimal return for shareholders while maintaining sufficient financial resources for investment and sustainable long-term</p>
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		<p>growth. Ultimately, our objective is to create enduring value for shareholders.</p> <p>Mr. Pham Anh Khoi: At the Olympic Project, Vinhomes holds a 35% ownership stake. The remaining partners in the consortium are reputable organizations with strong financial capabilities and long-standing strategic relationships with us. This collaboration creates significant synergies, ensuring optimal resources for the successful development of a large-scale and high-class project like Olympic.</p>
6.	<p>Shareholder Question 6 According to the Board of Directors' proposal on the utilization of 2025 retained earnings, will the dividend payment in 2026 be made in Q2 or Q3?</p>	<p>Mr. Pham Anh Khoi: As stated in the proposal, dividends are expected to be paid in 2026 and, in accordance with regulations, within 6 months from the date of AGM approval. Therefore, if approved today, the payment will be completed within that 6-month period. Thank you.</p>
7.	<p>Shareholder Question 7. I have two suggestions for Vinhomes:</p> <ul style="list-style-type: none"> • First suggestion – optimizing shareholder value and capital efficiency: The objective is to narrow the gap between VHM's market price and its book value, thereby protecting investor interests. Target: Maintain ROE above 20%. Proposed solutions include restructuring the debt portfolio to reduce financing costs, implementing share buybacks when market conditions are favorable, and completing quarterly performance reports for major investment funds before the 30th of the following month. Resources include the Board of Directors and the Investor Relations team, utilizing over VND 100 trillion in retained earnings as of 2025. • Second suggestion – digitalization and circular urban economy: The objective is to transition to a smart city model to increase value-added service revenue. Target: 100% of residents using a Super App for payments and achieving 15% 	<p>Ms. Nguyen Thu Hang: Thank you to the shareholder for these two suggestions. In fact, these initiatives are already aligned with our strategic direction, as presented earlier, where we will continue to drive digital transformation across not only operations but also construction and internal activities. Regarding shareholder value optimization, as shareholders may recall, we conducted share buybacks in 2024 as part of efforts to enhance shareholder value. Going forward, we will remain flexible in implementing such initiatives when appropriate.</p>

	<p>savings in public lighting energy consumption. Solutions include integrating AI into energy and security management, piloting waste recycling at source, and completing digital infrastructure upgrades across all mega urban areas during 2026–2027. Resources include the technology division in collaboration with ecosystem partners, along with investment in green infrastructure and integrated management software.</p>	
8.	<p>Shareholder Question 8</p> <p>1. Currently, Vinhomes’ revenue and profit are significantly supported by wholesale transactions. For retail sales, market participants can estimate demand and absorption based on observable indicators. However, wholesale transactions are inherently more difficult to assess in terms of demand. Could the management share whether, under current challenging conditions, demand from wholesale investors has weakened? Do they plan to continue expanding and acquiring additional wholesale portions in large-scale projects?</p> <p>2. Vinhomes has two urban areas connected to major cities such as Hanoi and Ho Chi Minh City via high-speed rail, which is a relatively new and potentially promising development model. Beyond these two projects, does the Company plan to further develop Transit-Oriented Development (TOD) models for other projects in the future?</p>	<p>Ms. Nguyen Thu Hang – CEO</p> <p>Regarding the wholesale and retail strategy, Vinhomes has repeatedly shared with the General Meeting of Shareholders that for mega and super mega projects, the combination of these two approaches is a strategic solution to optimize capital costs and accelerate project development cycles. We will continue to consistently implement this strategy going forward.</p> <p>From the wholesale investor perspective, we are currently witnessing strong growth in demand. This comes not only from our existing long-term partners but also from new capital flows, particularly from financial institutions in Southeast Asia, which are actively exploring and negotiating for upcoming projects. Therefore, we affirm that demand from wholesale investors remains stable and is even showing strong growth momentum.</p> <p>Regarding retail demand, as previously discussed, recent macroeconomic and financial fluctuations have had some impact on customer sentiment. However, we believe this is only a short-term psychological effect and does not diminish long-term demand, given Vietnam’s substantial housing demand fundamentals. According to statistics, more than 500,000 new households are formed each year, while supply remains significantly constrained. Moreover, end-user demand continues to be the primary driver of the market.</p> <p>This is why developers like Vinhomes — who pioneer integrated urban planning and provide not only housing but also comprehensive ecosystems including healthcare, education, and retail — are well-positioned to directly address fundamental living needs. Combined with the rapid development of</p>

	<p>national infrastructure, our urban developments maintain strong competitive advantages.</p> <p>In reality, our wholesale partners do not express concerns regarding retail absorption or market liquidity.</p> <p>Mr. Pham Thieu Hoa – Chairman of the Board</p> <p>Regarding the high-speed rail system, investments by Vinspeed in Hanoi, Quang Ninh, and the Ben Thanh – Can Gio route will play a crucial role in supporting development and driving sales at projects such as Ha Long Xanh and Can Gio. These are key projects that are attracting strong interest from both existing and prospective residents.</p> <p>For the Olympic Urban Area (also known as the Hanoi International Sports Urban Area), spanning 9,200 hectares, transport infrastructure is being developed in a highly breakthrough manner:</p> <p>Expansion of National Highway 1A to a width of up to 90 meters, with 16 lanes (8 each direction)</p> <p>Integration of metro lines running through the project</p> <p>This system will not only serve internal residents but also support the largest stadium complex in the world and related sports facilities, which require robust transport connectivity.</p> <p>In this context, both high-speed rail and urban rail systems will need to be developed in a synchronized manner.</p> <p>As for road infrastructure and private transportation, these are essential components that must be supported by a comprehensive and well-integrated transportation network</p>
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AGENDA OF THE 2026 ANNUAL GENERAL MEETING

VINHOMES JOINT STOCK COMPANY

Time	Agenda Item	Chaired by
08h30 – 09h00	Registration of attending shareholders and distribution of meeting materials	Organizing Committee
09h00 – 09h05	Report on shareholder eligibility verification results	Head of Shareholder Eligibility Verification Committee
09h05 – 09h10	Introduction of the Annual General Meeting of Shareholders (“AGM”)’s Chairperson and Presiding Committee	MC
09h10 – 09h15	Opening of the meeting, appointment of the Secretary, and election of the Vote Counting Committee	Presiding Committee
09h15 – 09h20	Approval of the Regulations on the Organization and Operation of the 2026 AGM	
09h20 – 09h25	Approval of the Meeting Agenda	
09h25 – 10h00	Presentation of Reports and Proposals:	
	1. Report of the Board of Directors (BOD) for 2025 and each Independence BOD member	Presiding Committee
	2. BOD’s proposal on 2025 business performance and 2026 business plan	
	3. Report of the Supervisory Board for 2025	Head of the Supervisory Board
	4. BOD’s proposal on the 2025 audited financial statements	Presiding Committee
	5. Proposal on the allocation plan for the accumulated retained earnings as of year-end 2025	
	6. Proposal on the remuneration for the Board of Directors and the Supervisory Board	
	7. Proposal on the appointment of an independent auditing firm for the fiscal year 2026	
	8. Proposal on amendments to the Company's registered business activities	
	9. Proposal on the comprehensive amendment to the Company’s Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Director	
	10. Other matters (if any)	
10h00-10h20	Q&A and discussion session	Presiding Committee
10h20-10h45	Guidance on the voting procedure for AGM agenda items	Vote Counting Committee
	Vote counting process	
10h45-11h00	Tea break	
11h00-11h15	Announcement of voting results	Vote Counting Committee
	Approval of the Meeting Minutes and Closing of the AGM	Presiding Committee



Hanoi, April ..., 2026

**REGULATIONS ON ORGANIZATION AND OPERATION
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**CHAPTER I
GENERAL PROVISIONS**

Article 1. Scope and Governing Entities

- 1.1 These Regulations shall apply to the organization of the 2026 Annual General Meeting of Shareholders (hereinafter referred to as the AGM”) of Vinhomes Joint Stock Company (hereinafter referred to as “Company”);
- 1.2 These Regulations set forth provisions on the rights and obligations of shareholders, proxies, and relevant parties participating in the Meeting, and on conditions and procedures of the Meeting;
- 1.3 All shareholders, authorized representatives, and relevant participants shall comply with these Regulations.

**CHAPTER II
RIGHTS AND OBLIGATIONS OF AGM PARTICIPANTS**

Article 2. Rights and Obligations of Shareholders or Authorized Representatives

2.1. Eligibility for attendance at the AGM

Participants must be shareholders or their proxies, as confirmed in writing by one or more shareholders whose names are in the Company's Shareholder Register as of the closing date of the list of shareholders entitled to attend the AGM.

2.2. Rights of Shareholders

- a. Shareholders have the right to participate in the AGM or authorize another person in writing to represent them as a proxy at the AGM;
- b. Shareholders and proxies have the right to discuss and vote on all matters within their rights in accordance with the Law on Enterprises, other legislative documents, and the Company Charter;
- c. The Organizing Committee shall provide Shareholders and proxies with an AGM agenda and related materials;
- d. Each shareholder or proxy attending the AGM will receive a Voting Card, or use an access account provided by the Organizing Committee to log in to the system to perform electronic voting (in case the Company uses information technology to assist the organization of the AGM)
- e. Any shareholder or proxy arriving late at the Meeting before the end of the AGM is entitled to register and vote on the matters yet to be presented or voted. The Chairperson of the Meeting is not obligated to pause the Meeting and the previously voted matters shall not be affected.



2.3. Shareholders' obligations with regard to the AGM:

- a. Shareholders and proxies must present their identity card or passport, an invitation letter, and a valid power of attorney (in the case of authorization or proxies) to the Meeting and register with the Shareholder Eligibility Verification Committee;
- b. Shareholders are responsible for keeping the access account and other identification provided by the Company to ensure that only shareholders have the right to participate in electronic voting on the system. In case a shareholder is authorized to attend the AGM and vote electronically for another individual/organization, the shareholder and the authorized person are responsible for the authorization and e-voting results of the granted access account;
- c. All participants must not disrupt nor cause disorder during the AGM;
- d. All audio or visual recordings taken during the AGM must be publicly disclosed and are subject to the approval of the Meeting Chairperson;
- e. All opinions spoken and votes cast shall be made appropriately in accordance with the Organizing Committee's guidance. The Chairperson's instructions at the AGM shall be respected;
- f. All participants must strictly adhere to these regulations and respect the results of the AGM;
- g. All shareholders shall provide information on related persons or persons with interests related to shareholders as requested by the Company.

Article 3: Rights and obligations of the Shareholder Eligibility Verification Committee

3.1 The Shareholder Eligibility Verification Committee shall consist of a head and committee members and will be responsible for the following tasks:

- a. Verifying shareholder or proxy's eligibility: Request shareholders or proxies participating in the AGM as well as invited guests to present their ID cards/ passports, invitation letters, and power of attorney (in case of proxy);
- b. Handing out ballots and AGM documents to shareholders and proxies; Ballots, voting cards and other relevant meeting documents or instructions for shareholders to log into the electronic shareholder eligibility verification system when the AGM is happening;
- c. The Shareholder Eligibility Verification Committee will use login information from the access accounts of shareholders to determine the number of shareholders attending the AGM.
- d. Reporting shareholder eligibility verification results to the AGM:
 - + Before the AGM begins;
 - + Before voting session of each matter at the AGM.
- e. Identifying related shareholders who do not have voting rights based on the information obtained by the Shareholder Eligibility Verification Committee or as provided by shareholders.

3.2 The Shareholder Eligibility Verification Committee may form a support team to assist in performing its tasks and apply information technology to perform its tasks.

Article 4: Rights and Obligations of the Vote Counting Committee

- 4.1 The Vote Counting Committee consists of a (01) Head of the Committee and the members nominated by the AGM Chairperson and approved by the AGM to conduct the vote counting at the AGM.
- 4.2 The Vote Counting Committee is responsible for guiding shareholders on the use of ballots or voting procedures in electronic form at the AGM;
- 4.3 The Vote Counting Committee counts votes, calculates, and excludes related shareholders having no voting rights (if any) from voting on each matter. If the Vote Counting Committee cannot identify the exact number of the related shareholders having no voting rights (due to insufficient information or unclear statutory regulations), the votes of such shareholders shall still be counted. The fact that the shareholder(s), after voting, are considered as related shareholders having no voting rights does not affect the effectiveness of the resolution for which the shareholders participated in the voting, provided that the necessary number of votes (after removing the ballots of the related shareholders) still meets the conditions for approval as prescribed by law;
- 4.4 The Vote Counting Committee is responsible for preparing the Vote Counting Minutes and reporting the vote counting results to the AGM;

The Minutes of Vote Counting shall include the following principal contents:

- a. Time and venue of the vote counting;
 - b. Composition of the Vote Counting Committee;
 - c. Total number of shareholders with voting rights attending the meeting;
 - d. Total number of shareholders with voting rights participating in voting;
 - e. Number and percentage of valid and invalid votes;
 - f. Number and percentage of votes for each matter;
 - g. Signatures of the members of the Vote Counting Committee.
- 4.5 The Vote Counting Committee may form a support team to assist in performing its tasks and use information technology in vote counting;
 - 4.6 The Vote Counting Committee shall be ultimately responsible for the accuracy and integrity of the released vote-counting results.

Article 5: Rights and obligations of the AGM Chairperson, the Presiding Committee, and Secretary

- 5.1 The AGM shall be chaired by the Chairperson of the BOD or a BOD member authorized by the Chairperson.

If the Chairperson of the BOD is absent or unable to chair the Meeting due to unexpected reasons, the BOD shall elect one among the other BOD members to chair the Meeting based on majority voting. If the BOD fails to elect a Chairperson, the Head of the Supervisory Board shall take the lead for the Meeting to elect a Chairperson, and the person that receives the highest number of votes shall be the Chairperson of the Meeting;

- 5.2 Unless specified in clause 5.1, the person who signed the notice to convene the AGM shall oversee the AGM's election of the Chairperson of the Meeting, and the person that receives

- the highest number of votes shall chair the Meeting;
- 5.3 The AGM Chairperson appoints one or several secretaries for the AGM;
- 5.4 The AGM Chairperson's decision with regards to order, procedures, as well as matters arising beyond the approved agenda shall be the final decision;
- 5.5 The AGM Chairperson has the right to implement necessary and reasonable measures to chair the Meeting in an appropriate and orderly manner following the approved program and allow the AGM to reflect the wishes of the majority of participating shareholders;
- 5.6 At the Chairperson's discretion, the AGM may be postponed or held at another time in another location (in compliance with the Law on Enterprises and the Company Charter) if the Chairperson deems that:
- a. The venue of the AGM is not large enough to provide seats for all participants; or
 - b. The communication system at the AGM location is not appropriate for shareholders to attend, discuss, and vote; or
 - c. The behaviors of some participants cause disorder and disruptions that hinder the AGM from proceeding fairly and lawfully.
- 5.7 The Chairperson has the right not to respond to or note down comments and suggestions from shareholders if the content of such statements and recommendations are out of the scope of the approved agenda.
- 5.8 The Chairperson has the right to request that all AGM attendees be subject to security inspection or other legal, reasonable security measures and ask a competent authority to maintain order at the AGM. The Chairperson also has the right to expel anyone from the AGM who shows signs of causing disorder, disobeying the Chairperson and the Presiding Committee, hampering the AGM's progress, or declining to follow the security inspection procedures at the AGM.
- 5.9 The Presiding Committee consists of a number of BOD members and managing executives of the Company as appointed by the Chairperson. The Presiding Committee shall perform necessary tasks to assist the Chairperson in conducting the AGM.
- 5.10 The Secretary will record the minutes of the AGM and perform other tasks as assigned by the Chairperson and the Presiding Committee. The Secretary may have one or several assistants.

CHAPTER III

AGM PROCEDURE

Article 6: AGM Quorum

- 6.1 The AGM shall proceed when shareholders and proxies represent more than 50% of the total voting shares (the “**Quorum**”). If a Quorum is not established within 60 minutes after the opening of the AGM per the agenda circulated to shareholders, the AGM will be deemed ineligible to proceed;
- 6.2 In case the General Meeting fails to meet the required conditions to proceed as stipulated above, the convening and holding of subsequent meetings shall be carried out in accordance with the Company's Charter and the Law on Enterprises.

Article 7: Conduct of the AGM

- 7.1 The AGM shall be conducted per the agenda approved by the AGM;
- 7.2 The AGM shall discuss and approve in turn matters on the agenda in the form of voting as regulated in Article 8 of these Regulations;
- 7.3 The AGM shall be deemed closed after the AGM Minutes have been approved.

Article 8: Voting and Election Procedures

- 8.1. Voting is conducted electronically
- 8.2. Shareholders use the Access Account provided by the Company to log into the system to conduct electronic voting.
- 8.3. The electronic voting system provides voting options of “in favor”, “against”, or “no opinion” for each agenda item, or a single vote for the entire agenda of the General Meeting of Shareholders, for shareholders to select.
- 8.4. Shareholders shall conduct electronic voting in accordance with the instructions provided by the Organizing Committee at the Meeting or the Head of the Vote Counting Committee.
- 8.5. Shareholders entitled to vote are those who have registered to attend the General Meeting of Shareholders as of the time of voting, and such number of shareholders shall serve as the basis for calculating voting ratios.
- 8.6. From the time the Head of the Vote Counting Committee announces the closing of the voting session, the system will be closed and shareholders shall not be entitled to modify any submitted votes. Voting results recorded on the system under each shareholder’s access account shall be deemed final, and shareholders shall have no right to lodge any complaints or claims in relation to such results.
- 8.7. The voting results shall be announced by the Vote Counting Committee at the Meeting immediately upon completion of the vote counting
- 8.8. The election of members of the Board of Directors and the Supervisory Board shall be conducted in accordance with the Regulations on the election of members of the Board of Directors and the Supervisory Board as approved by the General Meeting of Shareholders.

Article 9: Adoption of Resolutions of the General Meeting of Shareholders

- 9.1 Resolutions of the General Meeting of Shareholders shall be adopted when approved by shareholders representing more than 50% of the total voting rights of all shareholders attending and voting at the meeting.
- 9.2 Resolutions on the following matters shall be adopted when approved by shareholders representing **at least 65% of the total voting rights** of all shareholders attending and voting at the meeting:
 - Types and total number of shares offered or transferred for each class of shares;
 - Changes to business lines, sectors, or scope of operations;
 - Changes to the Company’s organizational and management structure;
 - Amendments and supplements to the Company’s Charter;
 - Investment projects or asset disposals with a value equal to or exceeding 50% of the total assets as recorded in the Company’s most recent audited financial statements;

- Reorganization or dissolution of the Company.

Article 10: Expressing opinions at the AGM

- 10.1 Shareholders or proxies attending the AGM may express their opinions by raising their ballots or registering. Based on the agenda, the Chairperson shall allot and arrange time for shareholders to express their opinions, the priority of which shall be given to shareholders who register and whose opinions are related to the agenda. Opinion content should be brief and appropriate to the topic under discussion.

Article 11: Minutes and Resolutions of the AGM

- 11.1 The contents of the AGM shall be documented in the minutes. The AGM's Chairperson and Secretary or another person who signed the AGM Minutes are jointly responsible for the truthfulness and accuracy of the content of the minutes.
- 11.2 The minutes of the AGM shall be disclosed and adopted by the AGM before it closes.
- 11.3 The minutes of the AGM, shareholders' verification report, vote counting minutes, and other materials recording the progress and results of the AGM must be archived at the Company's headquarters.
- 11.4 The minutes of the AGM will be published on the Company's website within 24 hours after the AGM ends;
- 11.5 The minutes of the AGM will form the basis of the AGM's resolutions.
- 11.6 Based on the results of the AGM, the Chairperson shall issue resolutions on matters adopted at the AGM.

Article 12: Effectiveness of these Regulations

- 12.1 These regulations, consisting of three Chapters and twelve Articles, shall take effect immediately upon the AGM's approval.
- 12.2 The BOD Chairperson must propose any amendments or supplements to these regulations and subsequently voted on and approved by the General Meeting of Shareholders.

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

Signed

PHAM THIEU HOA

No: 01/2026/BC-HDQT-VHM

Independence – Freedom – Happiness

Hanoi, March 30, 2026

REPORT OF THE BOARD OF DIRECTORS**AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS****To: The General Meeting of Shareholders****1. Business performance of Vinhomes Joint Stock Company (“Company” or “Vinhomes”) in 2025**

In 2025, Vietnam’s economy demonstrated strong momentum, with GDP reaching 8.02%, inflation under control, and stable performance in import-export activities and FDI inflows, the Board of Directors (the “BOD”) fully exercised its functions of strategic direction and oversight over the Management’s operations in accordance with the business plans approved by the General Meeting of Shareholders.

Based on its supervisory results, the BOD assesses that the Company’s business performance in 2025 achieved positive outcomes, as reflected in key financial and operational indicators. Specifically, total consolidated assets reached VND 787.9 trillion (equivalent to USD 30.2 billion); adjusted consolidated revenue reached VND 183.1 trillion (USD 7.0 billion), up 29.3% year-on-year; and profit after tax reached VND 43.3 trillion (USD 1.7 billion), up 23.6% compared to the same period. Contracted sales reached VND 205.3 trillion (USD 7.9 billion), up 98% year-on-year, with more than 34,000 units delivered. Unbilled sales reached VND 186.4 trillion, providing a solid foundation for growth in the coming years. The Company’s financial position remained prudently managed, with cash and cash equivalents reaching VND 50.0 trillion, up 73.6% from the beginning of the period, while the net debt-to-equity ratio was maintained at 37.8%.

2. Activities of the Board of Directors (BOD)**2.1 General activities**

In 2025, the Company strictly complied with corporate governance regulations applicable to public companies and disclosure requirements in the stock market. The Company continues to streamline its organizational structure, strategically allocating resources to maximize the contributions of each Board Member. These efforts enhance the Board’s oversight effectiveness, ensure the consistent implementation of corporate governance principles across the organization, and strengthen relationships with stakeholders.

The Board of Directors has effectively fulfilled its functions and responsibilities in formulating corporate policies, strategic orientations, and long-term development plans. Additionally, the Board has delegated specific responsibilities to the Chairman and the Company’s legal representatives to further improve governance efficiency and operational effectiveness.

2.2. The BOD’s supervisory activities

In 2025, the BOD has carried out its duties in compliance with the Company's Charter, Corporate Governance Regulations, internal policies, and applicable laws. Specifically, the BOD has:

- Supervised the implementation of projects where Vinhomes is the developer or as part of a consortium;

- Directed and closely monitored the preparation of the 2024 Financial Statements, Quarterly Financial Statements, Interim Financial Statements, and the Annual Report;
- Successfully chaired, directed, and organized the 2025 Annual General Meeting of Shareholders (AGM) on April 23, 2025;
- Overseen the execution of resolutions issued by the BOD and the General Meeting of Shareholders, as well as monitored the Board of Management's oversight of business operations;
- Supervised and directed information disclosure to ensure transparency and timeliness in compliance with regulations;
- Monitored the Board of Management's operations to enhance business efficiency and achieve the Company's strategic targets.

In 2025, the BOD held meetings and solicited opinions in writing, issuing 14 Resolutions to approve key policies and adjustments regarding the Company's operations and strategic direction, including the following key contents:

Content	Number of Resolutions
Restructuring and arranging the organizational structure; offering and issuing bonds; establishing subsidiaries/branches; organizing the Company's business activities	7 Resolutions
Appointing/dismissing the Company's Management personnel, approving transactions with related parties	7 Resolutions
Total	14 Resolutions

3. Remuneration, operational cost, and other benefits of the Board of Directors

- Report of remuneration for the BOD in 2025 has been specified in the BOD's proposal on remuneration of the BOD in 2026.

4. Related party transactions

- The approval process and procedures for transactions between the Company and related parties are strictly carried out in accordance with the Law on Enterprises, the Law on Securities, the Company's Internal Governance Regulations, and the Approval Process for Transactions with Related Parties.
- All transactions between the Company and related parties are documented and disclosed in the 2025 Corporate Governance Report and the Company's audited annual financial statements

5. Independent BOD member's activities and assessment on the BOD's activities

5.1. Activities of independent BOD members

The Board of Directors includes three independent members: (1) Mr. Varun Kapur, (2) Mr. Mueen Uddeen, and (3) Mr. Hoang D. Quan. These independent members possess strong professional expertise and extensive experience in the Company's core business areas, making significant contributions to the BOD's decision-making process. In 2025, all independent BOD members actively participated in all decisions or matters within the BOD's authority, particularly in overseeing transactions between the Company and related parties to ensure transparency, mitigate conflicts of interest, and safeguard the interests of the Company and its shareholders.

5.2. Assessment of independence BOD members on the Board's activities



Handwritten signature

Independent members conducted assessments of Board performance as presented in their respective reports.

6. Report on Bond Issuance

In 2025, the Company issued three (3) privately placed bonds (hereinafter collectively referred to as the “**Bonds**”) for the purpose of restructuring its capital source. The proceeds from the bond issuance were utilized in accordance with the intended purpose. The key details of the bond issuance plan are as follows:

- Total issuance value: VND 19,500,000,000,000 (*In words: Nineteen trillion and five hundred billion Vietnamese dong*)
- Bond type: Non-convertible corporate bonds, without warrants, secured by assets
- Number of bonds issued: 03 bonds
- Maturity term: Up to 36 months, 39 months or 42 months from the issuance date of each offering
- Eligible investors: Professional securities investors, as defined by applicable laws

The bond issuance documents and related materials were prepared in compliance with regulations on private bond placements under Decree No. 153/2020/ND-CP issued by the Government on December 31, 2020.

7. 2026 plan

Entering 2026, the Board of Directors will direct the Management to continue implementing existing urban development projects, while expanding the portfolio in key domestic destinations and progressively exploring international opportunities.

The Board of Directors has identified the following key priorities for 2026: (i) advancing and developing large-scale projects in key regions; (ii) integrating ESG standards throughout the entire project lifecycle; and (iii) enhancing governance, operational efficiency, and capital structure, with a view to sustaining stable growth over the medium and long term.

With a solid financial foundation, a large-scale land bank, and a proven execution track record, Vinhomes is confident in its ability to maintain stable growth, while continuing to play a leading role in shaping a more sustainable and transparent real estate market.

Vinhomes believes that steadfastly pursuing sustainable values is the key to “*Live Green – Go Global*”.

We sincerely look forward to your continued support and partnership in the journey ahead.

Respectfully submitted to the General Meeting of Shareholders.

Thank you.

Recipients:

- As stated above;
- The Company archives.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

(Signed)

PHAM THIEU HOA

**REPORT OF THE INDEPENDENT MEMBERS OF THE BOARD OF DIRECTORS ON THE
ACTIVITIES OF THE BOARD OF DIRECTORS**

*(attached to Report of the Board of Directors No. 01/2026/BC-HDQT-VINHOMES submitted to the 2026
Annual General Meeting of Shareholders)*

To: THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Information, duties, contributions, and assessments of the Independent Member of the Board of Directors preparing the reports

Mr. Varun Kapur

Mr. Varun Kapur has served as an Independent Member of the Board of Directors (“BOD”) of Vinhomes Joint Stock Company (the “Company”) since 2018 and performs his duties in accordance with the Charter, the Internal Regulations on Corporate Governance of the Company, and Vietnamese laws applicable to public companies. With extensive experience in real estate sector, Mr. Varun Kapur has made contributions in corporate governance, risk management, as well as providing critical assessment on the Company’s medium- and long-term orientations.

Mr. Varun Kapur highly acknowledges the efforts of the Board of Management, the Company’s business performance in 2025 which exceeded plan, and the Company’s orientation toward sustainable development.

Based on principles of prudence, objectivity, and transparency, Mr. Varun Kapur provides the following assessment of the Company’s activities in 2025:

1. Regarding the exercise of the rights and duties of the BOD

The BOD has fully performed its rights and duties in accordance with the law, the Charter, the Internal Regulations on Corporate Governance, Regulations on the operation of the BOD and resolutions of the General Meeting of Shareholders (“GMS”). Key activities include the following:

Organizing and implementing shareholders’ resolutions

- The BOD presided over the organization of the Annual GMS on April 23, 2025 in compliance with applicable regulations; thereby ensuring shareholders’ rights to participate in decisions on matters falling under their authority.

Coordinating with the Board of Management in implementing the business plan and achieving results exceeding the GMS plan

- Despite a challenging global economic environment, Vietnam maintained macroeconomic stability (8.02% growth and average inflation of 3.31%). Against this backdrop, Vinhomes recorded positive results, with adjusted revenue of VND 183,092 billion (up 29% yoy) and profit after tax of VND 43,335 billion (up 24% yoy), exceeding the 2025 guidance for both indicators.

Organizing meetings and issuing resolutions in a timely manner to meet governance requirements during the year

- The BOD held 13 meetings (including written consultations) with a 100% attendance rate, and issued 14 Resolutions to approve important policies/adjustments, thereby promptly addressing the Company’s governance and operational requirements.

Supervising management and implementation of resolutions

- The BOD directed and supervised the implementation of projects and investment/business activities of the Company and its member companies; supervised the implementation of Resolutions/Decisions of

the GMS and the BOD; and supervised the preparation and disclosure of information in relation to the 2024 annual report and annual/quarterly financial statements in 2025.

- The BOD also supervised the issuance of corporate bonds via private placement in 2025, as well as restructuring activities, the establishment of subsidiaries/affiliated companies, and security/financial support measures for subsidiaries in accordance with regulations.

2. Regarding corporate governance

The BOD ensured a governance foundation in compliance with legal regulations, the BOD Operating Regulations, and the Internal Regulations on Corporate Governance; at the same time, it gradually improved governance quality toward transparency, standardization, and alignment with good practices. Key points are summarized as follows:

Related-party transactions

- The approval process for related-party transactions was carried out in accordance with legal regulations and the Internal Regulations on Corporate Governance.
- Transactions falling under the authority of the BOD were consolidated and disclosed in the Company's 2025 Corporate Governance Report.
- The BOD continued to emphasize the principles of transparency, control of conflicts of interest, and protection of the lawful interests of the Company and its shareholders.

Ensuring shareholder rights and fair treatment of shareholders; harmonizing the interests of related parties

- The BOD protected shareholders' rights and ensured fair treatment of all shareholders, including minority shareholders and foreign shareholders.
- The organization of the Annual General Meeting of Shareholders and obtaining shareholders' written opinions during the year created favorable conditions for shareholders to exercise their decision-making rights, increased timeliness in governance, and reduced decision-making delays amid market volatility.

Information disclosure and transparency

- The Company disclosed information in accordance with regulations in both Vietnamese and English, with the objective of ensuring transparency and timeliness.
- The Shareholder Relations Department operated effectively in its role as an information bridge, supporting shareholders in accessing data, responding to matters requiring clarification, and contributing to maintaining trust among the Company, shareholders and the market.

Responsibilities of the BOD and supervision of the governance and control system

- The BOD performed its responsibilities prudently and diligently for the benefit of the Company and its shareholders, while strengthening supervision of management activities in order to improve efficiency and achieve targets.

Sustainable development

- The BOD recognizes green transformation and sustainable development orientation as a long-term strategic axis; at the same time, it requires maintaining implementation discipline and transparency in information disclosure in order to strengthen the confidence of shareholders and related parties.

Sincerely.

To:

- *As stated above;*
- *Vinhomes archives.*

**INDEPENDENT MEMBER OF THE
BOARD OF DIRECTORS**



VARUN KAPUR



REPORT OF THE INDEPENDENT MEMBERS OF THE BOARD OF DIRECTORS ON THE ACTIVITIES OF THE BOARD OF DIRECTORS

(attached to Report of the Board of Directors No. 01/2026/BC-HDQT-VINHOMES submitted to the 2026 Annual General Meeting of Shareholders)



To: THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Information, duties, contributions, and assessments of the Independent Member of the Board of Directors preparing the reports

Mr. Mueen Uddeen

Mr. Mueen Uddeen has served as an Independent Member of the Board of Directors (“BOD”) of Vinhomes Joint Stock Company (the “Company”) since 2018 and performs his duties in accordance with the Charter, the Internal Regulations on Corporate Governance of the Company, and Vietnamese laws applicable to public companies. With extensive experience in finance and banking sector, Mr. Mueen Uddeen has made contributions in corporate governance, risk management, as well as providing critical assessment on the Company’s medium- and long-term orientations.

Mr. Mueen Uddeen highly acknowledges the efforts of the Board of Management, the Company’s business performance in 2025 which exceeded plan, and the Company’s orientation toward sustainable development.

Based on principles of prudence, objectivity, and transparency, Mr. Mueen Uddeen provides the following assessment of the Company’s activities in 2025:

1. Regarding the exercise of the rights and duties of the BOD

The BOD has fully performed its rights and duties in accordance with the law, the Charter, the Internal Regulations on Corporate Governance, Regulations on the operation of the BOD and resolutions of the General Meeting of Shareholders (“GMS”). Key activities include the following:

Organizing and implementing shareholders’ resolutions

- The BOD presided over the organization of the Annual GMS on April 23, 2025 in compliance with applicable regulations; thereby ensuring shareholders’ rights to participate in decisions on matters falling under their authority.

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- The BOD held 13 meetings (including written consultations) with a 100% attendance rate, and issued 14 Resolutions to approve important policies/adjustments, thereby promptly addressing the Company’s governance and operational requirements.

Supervising management and implementation of resolutions



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- The BOD directed and supervised the implementation of projects and investment/business activities of the Company and its member companies; supervised the implementation of Resolutions/Decisions of the GMS and the BOD; and supervised the preparation and disclosure of information in relation to the 2024 annual report and annual/quarterly financial statements in 2025.
- The BOD also supervised the issuance of corporate bonds via private placement in 2025, as well as restructuring activities, the establishment of subsidiaries/affiliated companies.

2. Regarding corporate governance

The BOD ensured a governance foundation in compliance with legal regulations, the BOD Operating Regulations, and the Internal Regulations on Corporate Governance; at the same time, it gradually improved governance quality toward transparency, standardization, and alignment with good practices. Key points are summarized as follows:

Related-party transactions

- The approval process for related-party transactions was carried out in accordance with legal regulations and the Internal Regulations on Corporate Governance.
- Transactions falling under the authority of the BOD were consolidated and disclosed in the Company's 2025 Corporate Governance Report.
- The BOD continued to emphasize the principles of transparency, control of conflicts of interest, and protection of the lawful interests of the Company and its shareholders.

Ensuring shareholder rights and fair treatment of shareholders; harmonizing the interests of related parties

- The BOD protected shareholders' rights and ensured fair treatment of all shareholders, including minority shareholders and foreign shareholders.
- The organization of the 2025 Annual General Meeting of Shareholders and obtaining shareholders' written opinions during the year created favorable conditions for shareholders to exercise their decision-making rights, increased timeliness in governance, and reduced decision-making delays amid market volatility.

Information disclosure and transparency

- The Company disclosed information in accordance with regulations in both Vietnamese and English, with the objective of ensuring transparency and timeliness.
- The Shareholder Relations Department operated effectively in its role as an information bridge, supporting shareholders in accessing data, responding to matters requiring clarification, and contributing to maintaining trust among the Company, shareholders and the market.

Responsibilities of the BOD and supervision of the governance and control system

- The BOD performed its responsibilities prudently and diligently for the benefit of the Company and its shareholders, while strengthening supervision of management activities in order to improve efficiency and achieve targets.

Sustainable development

- The BOD recognizes green transformation and sustainable development orientation as a long-term strategic axis; at the same time, it requires maintaining implementation discipline and transparency in information disclosure in order to strengthen the confidence of shareholders and related parties.



Sincerely.

To:

- *As stated above;*
- *Vinhomes archives.*

**INDEPENDENT MEMBER OF THE
BOARD OF DIRECTORS**



MUEEN UDDEEN



**REPORT OF THE INDEPENDENT MEMBERS OF THE BOARD OF DIRECTORS ON THE
ACTIVITIES OF THE BOARD OF DIRECTORS**

*(attached to Report of the Board of Directors No. 01/2026/BC-HDQT-VINHOMES submitted to the 2026
Annual General Meeting of Shareholders)*



To: THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Information, duties, contributions, and assessments of the Independent Member of the Board of Directors preparing the reports

Mr. Hoang D Quan

Mr. Hoang D Quan has served as an Independent Member of the Board of Directors (“BOD”) of Vinhomes Joint Stock Company (the “Company”) since 2020 and performs his duties in accordance with the Charter, the Internal Regulations on Corporate Governance of the Company, and Vietnamese laws applicable to public companies. With extensive experience in investment, Mr. Hoang D Quan has made contributions in corporate governance, risk management, as well as providing critical assessment on the Company’s medium- and long-term orientations.

Mr. Hoang D Quan highly acknowledges the efforts of the Board of Management, the Company’s business performance in 2025 which exceeded plan, and the Company’s orientation toward sustainable development.

Based on principles of prudence, objectivity, and transparency, Mr. Hoang D Quan provides the following assessment of the Company’s activities in 2025:

Regarding the exercise of the rights and duties of the BOD

The BOD has fully performed its rights and duties in accordance with the law, the Charter, the Internal Regulations on Corporate Governance, Regulations on the operation of the BOD and resolutions of the General Meeting of Shareholders (“GMS”). Key activities include the following:

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- The BOD presided over the organization of the Annual GMS on April 23, 2025 in compliance with applicable regulations; thereby ensuring shareholders’ rights to participate in decisions on matters falling under their authority.

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Supervising management and implementation of resolutions

- The BOD directed and supervised the implementation of projects and investment/business activities of the Company and its member companies; supervised the implementation of Resolutions/Decisions of the GMS and the BOD; and supervised the preparation and disclosure of information in relation to the 2024 annual report and annual/quarterly financial statements in 2025.
- The BOD also supervised the issuance of corporate bonds via private placement in 2025, as well as restructuring activities, the establishment of subsidiaries/affiliated companies.



Regarding corporate governance

The BOD ensured a governance foundation in compliance with legal regulations, the BOD Operating Regulations, and the Internal Regulations on Corporate Governance; at the same time, it gradually improved governance quality toward transparency, standardization, and alignment with good practices. Key points are summarized as follows:

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- Transactions falling under the authority of the BOD were consolidated and disclosed in the Company's 2025 Corporate Governance Report.
- The BOD continued to emphasize the principles of transparency, control of conflicts of interest, and protection of the lawful interests of the Company and its shareholders.

Ensuring shareholder rights and fair treatment of shareholders; harmonizing the interests of related parties

- The BOD protected shareholders' rights and ensured fair treatment of all shareholders, including minority shareholders and foreign shareholders.
- The organization of the 2025 Annual General Meeting of Shareholders and obtaining shareholders' written opinions during the year created favorable conditions for shareholders to exercise their decision-making rights, increased timeliness in governance, and reduced decision-making delays amid market volatility.

Information disclosure and transparency

- The Company disclosed information in accordance with regulations in both Vietnamese and English, with the objective of ensuring transparency and timeliness.
- The Shareholder Relations Department operated effectively in its role as an information bridge, supporting shareholders in accessing data, responding to matters requiring clarification, and contributing to maintaining trust among the Company, shareholders and the market.

Responsibilities of the BOD and supervision of the governance and control system

- The BOD performed its responsibilities prudently and diligently for the benefit of the Company and its shareholders, while strengthening supervision of management activities in order to improve efficiency and achieve targets.

Sustainable development

- The BOD recognizes green transformation and sustainable development orientation as a long-term strategic axis; at the same time, it requires maintaining implementation discipline and transparency in information disclosure in order to strengthen the confidence of shareholders and related parties.

Sincerely,

To:

- As stated above;
- Vinhomes archives.

**INDEPENDENT MEMBER OF THE
BOARD OF DIRECTORS**



HOANG D QUAN



Hanoi, April 20, 2026

PROPOSAL OF THE BOARD OF DIRECTORS OF VINHOMES JOINT STOCK COMPANY**RE: 2025 BUSINESS PERFORMANCE AND 2026 BUSINESS PLAN***(Replacing the Proposal No. 01/2026/TTr-HDQT-VHM of the Board of Director dated March 30, 2026)***To: The General Meeting of Shareholders**

The year 2025 continued to witness significant volatility in the global economy and Vietnam.

Despite these challenges, Vietnam's economy maintained a positive recovery and growth. GDP growth for 2025 is estimated at 8.02%, placing Vietnam among the fastest-growing economies in ASEAN. Inflation remained under control within the targeted range, with the Consumer Price Index (CPI) at 3.21%, ensuring macroeconomic stability and supporting growth recovery. Import and export activities continued to be a bright spot, with total trade turnover reaching USD 920 billion. Foreign direct investment (FDI) continued to record positive results, with total registered capital estimated at approximately USD 38.4 billion. Disbursed FDI remained at a high level, estimated at approximately USD 27.6 billion, representing a 9% year-on-year increase and marking the highest level during the 2021–2025 period. This reflects the strong confidence of foreign investors in Vietnam's investment environment and its long-term growth prospects.

In this context, Vinhomes Joint Stock Company ("the Company" or "Vinhomes") adopted flexible business strategies to overcome challenges, capture new opportunities, and achieve notable results as follows:

I. 2025 business performance (based on the 2025 Audited Consolidated Financial Statements)**1. Revenue**

Vinhomes' consolidated net revenue reached VND 153,271 billion, representing a 49.8% increase compared to 2024. Notably, revenue from the sale of inventory properties remained the core business segment, totaling VND 108,597 billion, driven by the on-schedule handover of key mega projects, including Vinhomes Ocean Park 2-3, Vinhomes Grand Park, Vinhomes Golden Avenue and other projects.

2. Profit

Profit before tax reached VND 43,335 billion, up 23.6% year-on-year, exceeding the profit target approved by the 2025 General Meeting of Shareholders.

Amid ongoing challenges in the real estate market, these results demonstrate Vinhomes' strong resilience and execution capability.

3. Statutory obligations

In 2025, the Company paid a total of more than VND 73,000 billion to the State budget; including nearly VND 53 trillion in land use fees and land rental; VND 10.5 trillion in value-added tax (VAT); nearly VND 8 trillion in corporate income tax (CIT); and over VND 2 trillion in other taxes.

4. Project development progress

In 2025, Vinhomes continued to affirm its position as a leading real estate developer in Vietnam by focusing on the implementation and expansion of its portfolio of large-scale mega-urban developments in strategic locations nationwide. A notable highlight is the Vinhomes Green Paradise, a resort–ecological mega-urban area with a scale of approximately 2,870 hectares, oriented to be developed into a high-end tourism, resort, and urban complex in the Southern region, contributing to the development of Ho Chi Minh City’s marine economy and tourism. In addition, Vinhomes is accelerating the implementation of the Vinhomes Global Gate Ha Long in Quang Ninh - one of the largest coastal mega-urban developments in Vietnam, with an area of over 4,100 hectares and significant total investment, aimed at becoming an international-scale urban–tourism–service center in the Northern region.

Alongside new projects, Vinhomes continued to record positive implementation progress at existing mega-urban developments such as Vinhomes Ocean Park 2 and 3 in Hung Yen, Vinhomes Grand Park in Ho Chi Minh City, Vinhomes Royal Island in Vu Yen – Hai Phong,... These projects continued to see infrastructure completion, expansion of amenities, and product handovers, making important contributions to the Company’s revenue and cash flow. The simultaneous development of large-scale mega-urban areas nationwide, combining the expansion of new projects with the completion of existing urban areas, demonstrates Vinhomes’ sustainable development strategy in expanding its land bank, diversifying its product portfolio, and capturing urbanization trends, thereby further strengthening its leading position in Vietnam’s real estate market.

II. 2026 Action Plan

1. Development of new urban areas with ESG++ standards, creating green real estate that harmonizes environment, society, and modern technology

Vinhomes aims to develop urban townships aligned with enhanced ESG standards, striving for a balanced approach between economic growth, environmental stewardship, and social responsibility. Projects are master-planned with optimized construction density, prioritizing green spaces, water features, and community amenities to enhance residents’ quality of life. At the same time, the integration of modern technologies from the design stage enables improved energy efficiency and reduced emissions throughout the project lifecycle. This strategic direction not only fosters sustainable communities but also unlocks long-term value for customers and shareholders.

2. Application of advanced global construction technologies and effective management, establishing green – clean – safe construction sites

Vinhomes continues to promote the application of advanced global construction technologies in project implementation to improve construction productivity, ensure quality control, and optimize investment costs. International-standard project management solutions are implemented across all stages, from design and material selection to progress supervision, minimizing resource waste and operational risks. In parallel, the green – clean – safe construction site model is consistently applied across key projects, with a focus on waste management, noise control, and ensuring safe working conditions for construction teams. The standardization of construction processes enhances brand reputation and ensures timely project delivery to customers.

3. Application of smart technologies in operations management, fostering civilized communities and social responsibility



Vinhomes will continue to invest heavily in a smart operations management ecosystem to enhance residents' living experiences and create sustainable, long-term value for the community. Digital solutions are deployed in security management, internal traffic, service amenities, and customer care, improving operational efficiency while optimizing resource utilization. The Company is expanding its digital ecosystem, including applications such as V-App, Vinhomes Resident, and Vinhomes Market, to improve operational efficiency, accelerate service delivery, and enhance customer experience. Alongside technological advancement, building a civilized, cohesive community with strong social responsibility remains a key focus through cultural, educational, and community engagement programs. This serves as a critical foundation for maintaining long-term vitality and increasing the value of urban areas over time.

4. Focus on upgrading high-quality human resources

Vinhomes recognizes the vital role of a high-quality workforce in driving the company's sustainable growth. Accordingly, the Company continues to strengthen its workforce with a focus on specialization, prioritizing the enhancement of knowledge and skills to improve product and service quality in line with future expansion needs. Key priorities include developing internal training programs and succession leadership capabilities to build a professional, innovative workforce with strong adaptability to evolving market demands. Investment in high-quality human resources is considered a core driver to maintain competitiveness and readiness for the next growth cycle. In addition, Vinhomes is accelerating three key governance transformations: Coreization (organizational streamlining), Simplification (of regulations), and Standardization (of processes), thereby enhancing operational efficiency, management effectiveness, and resource optimization.

With the goal of achieving strong, stable, and sustainable growth, the Vinhomes Board of Directors submits the 2026 Business Plan to the General Meeting of Shareholders for approval as follows:

No	Item	2026 plan (in VND billion)
1	Revenue	285,000
2	Profit after tax	60,000

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

Thank you.

Recipients:

- As above;

- The Company archives.

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

(signed)

PHAM THIEU HOA

No: 01/2026/BC-BKS-VHM

Hanoi, March 30, 2026

**REPORT OF THE SUPERVISORY BOARD****To: The General Meeting of Shareholders**

In 2025, the Supervisory Board (“SB”) closely collaborated with the Board of Directors (“BOD”) and the Board of Management (“BOM”) to oversee this issuance and implementation of resolution passed by the General Meeting of Shareholders (“GMS”) and the BOD. In addition to its supervisory role, the SB also conducted reviews and coordinated with internal control departments and subsidiaries to ensure that the company’s operations complied with legal regulations and internal corporate governance policies.

Within the scope of its responsibilities, functions, and authority as stipulated in the Company’s Charter and in compliance with the 2020 Law on Enterprises and regulations governing listed companies, the SB made significant efforts in 2025 to fulfill its duties. This included monitoring compliance with legal regulations and the Company’s Charter in accounting, finance, investments, construction, real estate project operations, and management. Additionally, the SB conducted periodic reviews of the Company’s financial statements.

On behalf of the SB, I hereby present the following report to the GMS:

1. Company’s financial performance

The Supervisory Board concurs with the contents of the Company’s 2025 audited consolidated financial statements, as reviewed by Ernst & Young Vietnam Limited. The financial statements provide a true and fair view of the consolidated financial position as of December 31, 2025, as well as the consolidated business performance and cash flows for the fiscal year from January 1, 2025, to December 31, 2025, in compliance with prevailing accounting regulations.

Key financial indicators reported in the 2025 consolidated financial statements are as follows:

- a. Consolidated business performance:
 - Net revenue : VND 153,271 billion, a 49.8% increase compared to 2024
 - Profit before tax : VND 52,810 billion, a 29.3% increase compared to 2024
 - Profit after tax : VND 43,335 billion, a 23.6% increase compared to 2024, meeting the 2025 target approved by the General Meeting of Shareholders.
- b. Consolidated assets:
 - Current assets : VND 496,890 billion
 - Non-current assets : VND 290,967 billion
 - Total assets : VND 787,857 billion
- c. Owners’ equity : VND 249,217 billion



2. Assessment of legal compliance and implementation of the resolutions of the GMS and the BOD

The SB assesses that the Company's operations in 2025 were conducted in a safe, sustainable manner, fully compliant with prevailing laws and regulations. The implementation of resolutions by the GMS and the BOD was closely monitored to ensure alignment with the Company's strategic direction. Within the scope of its authority and responsibilities, the SB affirms that the BOD, the BOM, and relevant departments effectively executed their duties, with no significant violations or deficiencies impacting the Company's operations.

3. Report on the performance of the Supervisory Board

3.1. Performance review in 2025 and 2026 action plan of the Supervisory Board:

In 2025, the SB acknowledges the BOM's significant efforts in executing business activities, strengthening internal governance, mitigating risks, and ensuring sustainable growth while maintaining strict legal compliance. The BOD has diligently adhered to corporate governance regulations, proactively overseeing and promptly managing business strategies and key decisions related to the Company's operations. Over the past year, the SB has intensified its monitoring and enforcement of compliance with corporate governance policies, enhancing both the quality and independence of supervisory activities, particularly in overseeing major and related-party transactions. Any detected violations were promptly reported and thoroughly addressed, leading to improvements in governance reporting and disclosure practices.

Looking ahead to 2026, the increasing workload and external challenges will continue to pose significant difficulties on the BOD and BOM, requiring relentless effort from every member of the Company, as well as the continued trust and support of our esteemed shareholders. In order to fulfill its role and effectively carry out its functions and responsibilities, the SB must make even greater efforts. We sincerely hope to continue receiving the support of our esteemed shareholders and the BOD, as well as the close cooperation and coordination of the BOM and relevant departments within the Company.

3.2. Self-assessment reports from the Supervisory Board members

In 2025, all members of the SB fully participated in two meetings and several internal discussions within the SB. Additionally, under the assignment of the Head of the Supervisory Board, each member proactively carried out supervisory and inspection tasks within their respective areas of expertise, overseeing the activities of the BOD, the BOM, and specialized departments of the Company. The SB members have self-assessed that they have fulfilled their functions and responsibilities in accordance with legal regulations and the Company's Charter.

On behalf of the SB, I would like to extend my best wishes to our esteemed shareholders, the BOD, and the BOM. We wish the General Meeting of Shareholders great success!

Thank you.

Recipients:

- As stated above;
- Vinhomes archives.

**ON BEHALF OF
THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**

(signed)

Tran Minh Anh

No: 02/2026/TTr-HDQT-VHM

Hanoi, March 30, 2026

**PROPOSAL OF THE BOARD OF DIRECTORS****2025 financial performance of Vinhomes Joint Stock Company****To: The General Meeting of Shareholders**

In 2025, Vinhomes Joint Stock Company (“the **Company**” or “**Vinhomes**”) maintained a robust financial position and achieved growth, as reflected in key financial metrics from the audited consolidated financial statements for the fiscal year ended December 31, 2025, as follows:

1. Revenue and profit:

Total consolidated net revenue amounted to VND 153,271 billion, primarily driven by revenue from the sale of inventory properties, which contributed VND 108,597 billion.

Consolidated net profit after tax for 2025 reached VND 43,335 billion, marking a 23.6% year-over-year increase and meeting the profit target approved at the 2025 Annual General Meeting of Shareholders (AGM).

**2. Asset growth:**

Total current assets expanded from VND 285,479 billion as of December 31, 2024, to VND 496,890 billion as of December 31, 2025. This increase was primarily attributable to a VND 21,182 billion rise in cash and cash equivalent, a VND 43,820 billion rise in short-term advances to suppliers, a VND 76,719 billion rise in inventories, as well as a VND 63,029 billion rise in other current assets, primarily attributable to deposits for real estate investment purposes.

Total non-current assets increased from VND 278,730 billion as of December 31, 2024 to VND 290,967 billion as of December 31, 2025. Notably, construction-in-progress category for real estate projects rose by VND 13,932 billion, while other long-term assets increased by VND 26,870 billion, primarily driven by deposits for real estate investment purposes.

3. Liabilities and owners' equity:

Total liabilities as of December 31, 2025, increased by VND 195,175 billion compared to December 31, 2024. Specifically, short-term advances from customers increased by VND 47,316 billion; short-term accrued expenses for real estate projects increased by VND 21,308 billion; short-term loans and finance leases rose by VND 55,930 billion, primarily for investment and development of real estate projects; and other long-term liabilities increased by VND 74,249 billion.

Total equity as of December 31, 2025, grew by VND 28,473 billion compared to December 31, 2024, primarily driven by accumulated net profit after tax.

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

Thank you.

Recipients:

- *As stated above;*
- *The Company archives.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

(signed)

PHAM THIEU HOA

Note:

- *Vinhomes' 2025 financial statements were audited by Ernst & Young Vietnam Limited and published on Vinhomes' website at: <https://vinhomes.vn/vi/ir>*



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No: 03/2026/TTr-HDQT-VHM

Hanoi, March 30, 2026

**PROPOSAL FROM THE BOARD OF DIRECTORS****Re: The allocation plan for the 2025 retained earnings****To: The General Meeting of Shareholders**

Based on the Company's audited financial statements, as prepared by Ernst & Young Vietnam Limited, the accumulated undistributed post-tax profit of Vinhomes Joint Stock Company (the "Company") as of December 31, 2025, is VND **202,644.241 billion**.

The Board of Directors ("BOD") hereby submits to the General Meeting of Shareholders ("GMS") for approval of the proposed allocation of the Company's 2025 accumulated post-tax profit as follows:

1. To appropriate **VND 5,000,000,000** (in words: Five billion Vietnamese dong) to the Reserve Fund in accordance with the Company's Charter.
2. To distribute dividends in cash and shares to existing shareholders, specifically as follows:
 - 2.1. Cash dividend: **60%** of charter capital, equivalent to **VND 24,644.472 billion**.
 - 2.2. Share dividend payment: ratio of **100%** (a shareholder owning 1 share shall receive 1 new share).
 - 2.3. Eligible beneficiaries: Existing shareholders whose names are recorded in the list of shareholders as of the record date for determining entitlement to dividends.
 - 2.4. Source of funds: Derived from accumulated after-tax profit as of December 31, 2025.
 - 2.5. Expected timing of dividend payment: During 2026.
3. The remaining profit shall be fully retained for reinvestment in the Company's business operations.
4. Authorization for implementation: The Board of Directors respectfully submits to the General Meeting of Shareholders for approval to assign the Chairman of the Board of Directors to implement, including but not limited to, the following tasks:
 - 4.1. To complete all necessary related procedures, review and decide on detailed contents of the dividend distribution plan for existing shareholders, ensuring compliance with applicable laws and the Company's Charter, and ensuring the interests of shareholders;
 - 4.2. To select and decide on the timing of dividend distribution to existing shareholders.

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

Thank you.

Recipients:

- As stated above;
- The Company archives.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

(signed)

PHAM THIEU HOA

No. 04/2026/TTr-HDQT-VHM

Hanoi, March 30, 2026

PROPOSAL FROM THE BOARD OF DIRECTORS AND THE SUPERVISORY BOARD

Re: Remuneration for the Board of Directors and the Supervisory Board

To: The General Meeting of Shareholders

- Pursuant to applicable laws and the Charter of Vinhomes Joint Stock Company (the “Company”).

The Board of Directors (“BOD”) and the Supervisory Board (“SB”) hereby report to the General Meeting of Shareholders (“GMS”) on the remuneration paid to the members of the BOD and SB for the year 2025 and the proposed remuneration plan for 2026 as follows:

1. Remuneration paid in 2025:

- The total number of BOD and SB members in 2025: 08 BOD members and 03 SB members.
- Total remuneration for the BOD: VND 19.9 billion.
- Total remuneration for the SB: VND 500 million.

The remuneration payments were executed in accordance with the resolution of the 2025 Annual General Meeting of Shareholders.

2. Proposed remuneration for 2026:

Based on the business plan for 2026, we respectfully propose that the GMS approve the remuneration for the BOD and SB for 2026 as follows:

- The total remuneration for the BOD shall not exceed VND 25 billion (*Twenty - five billion Vietnamese dong*).
- The total remuneration for the SB shall not exceed VND 2 billion (*Two billion Vietnamese dong*).

The BOD and SB propose to authorize the Chairman of the BOD to determine the specific remuneration for each BOD member and the Head of the SB to determine the specific remuneration for each SB member within the total approved remuneration framework.

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

Sincerely!

**ON BEHALF OF
THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**

(signed)

TRAN MINH ANH

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

(signed)

PHAM THIEU HOA



A handwritten signature in blue ink, consisting of a stylized 'M' followed by a checkmark-like stroke.

No: 05/2026/TTr-HDQT-VHM

Hanoi, March 30, 2026

**PROPOSAL OF THE BOARD OF DIRECTORS**

(Re: Approval of the changes to the Company's registered business activities and the amendments and additions to the Company's Charter)

To: The General Meeting of Shareholders

The Board of Directors ("BOD") respectfully submits to the General Meeting of Shareholders ("GMS") for review and approval of the proposed amendments and additions to the registered business activities of Vinhomes Joint Stock Company (the "Company") as follows:

1. Additions to Company's business activities:

No.	Amended Business Activities	Industry Code	Reason
1	Electricity generation from non-renewable energy sources (excluding electricity transmission and national power system dispatch; construction and operation of multi-purpose hydropower and nuclear power plants with significant socio-economic importance)	3511	Add additional business activities of the Company
2	Electricity generation from renewable energy sources (excluding electricity transmission and national power system dispatch; construction and operation of multi-purpose hydropower and nuclear power plants with significant socio-economic importance)	3512	
3	Electric power transmission and distribution Details: Electricity transmission – Electricity distribution, wholesale, and retail. Charging station service business operations	3513	
4	Railway freight transport	4912	
5	Railway passenger transport	4911	

Authorize the Chairman of the Board of Directors to decide on adjustments and additions to the detailed contents of business line codes as required by the competent authorities (if any arise), based on the business line codes already approved by the General Meeting of Shareholders, and to carry out the relevant procedures to register changes to the Company's business lines with the competent authorities in accordance with the approval of the General Meeting of Shareholders and applicable laws.

2. Amendments and Additions to the Company's Charter

The GMS approves the amendments and additions to Articles 4 of the Company's current Charter to reflect the changes in business activities mentioned above and authorizes the Chief Executive Officer – the Company's legal representative – to finalize, sign, and promulgate the updated Charter in compliance with legal regulations.

The updated Charter will be published on the Company's official website at: <https://vinhomes.vn/vi/ir>,



under the Investor Relations section.

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

Thank you!

Recipients:

- *As stated above;*
- *The Company archives.*

**ON BEHALF OF THE BOARD OF
DIRECTORS**

CHAIRMAN

(signed)

PHAM THIEU HOA

Note: This document shall be appropriately amended, supplemented and submitted to the GMS for the consideration and approval at the Annual General Meeting.



A handwritten signature in blue ink is located in the bottom right corner of the page. The signature is stylized and appears to be a cursive representation of a name.

No: 06/2026/TTr-HDQT-VHM

Hanoi, March 30, 2026

**PROPOSAL OF THE BOARD OF DIRECTORS**

(Re: Amendments and Additions to the Company's Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors)

To: The General Meeting of Shareholders

The Board of Directors ("BOD") of Vinhomes Joint Stock Company (the "Company") respectfully submits to the General Meeting of Shareholders ("GMS") a proposal for the amendments and additions to the Company's Charter, the Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors ("Corporate Governance Regulations") of the Company.

The details of the proposed amendments and additions of the Charter are set out in Appendix I, and Corporate Governance Regulations are set out in Appendix II attached hereto (the "Amendments"). In addition to the Amendments, the Charter and the Corporate Governance Regulations, certain structural, wording, abbreviations, and references to legal documents adjustments have been made to ensure consistency in form without altering its substantive content.

All other provisions of the Charter and Corporate Governance Regulations that are not amended or supplemented shall remain in full force and effect.

The Board of Directors submits to the General Meeting of Shareholders for approval the authorization for the Chairman of the Board of Directors to sign and promulgate of the Corporate Governance Regulations, and for the Chief Executive Officer – the Company's legal representative – to oversee the finalization, execution, and promulgation of the new Charter in accordance with applicable regulations

The new Charter and the Corporate Governance Regulations shall take effect from the date of approval by the General Meeting of Shareholders, replacing the current Charter and Corporate Governance Regulations and their appendices (if any), and shall be published on the Company's website at: <https://vinhomes.vn/vi/ir>, under the Investor Relations/Corporate Documents section.

Respectfully submitted this proposal to the General Meeting of Shareholders for review and approval.

Thank you.

Recipients:

- As stated above;
- The Company archives.

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

(signed)

PHAM THIEU HOA

APPENDIX I
PROPOSED AMENDMENTS AND ADDITIONS TO THE CHARTER OF VINHOMES JOINT STOCK COMPANY

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
1.	Article 3.3	The Company's registered head office: Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam.	The Company's registered head office: Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam.	Updated according to administrative boundaries
2.	Article 4	None	Addition of business lines in accordance with a separate proposal	Supplementing and updating the Company's business lines in accordance with Decision No. 36/2025/QĐ-TTg of the Prime Minister dated December 29, 2025 on the promulgation of the Vietnam Standard Industrial Classification
3.	Article 24.	Approval of the Resolutions of the GMS 24.1. The GMS shall pass any Resolutions within their authority by way of a vote at a GMS's meeting or by collecting written opinions from the Shareholders. a) Save for the cases provided in paragraph (ii) below, GMS's decisions shall be passed if they receive more than 50% affirmative votes of the total votes of the Shareholders attending and voting at the meeting (in the case of voting at the meeting) or by more than 50% affirmative votes of the total votes of all Shareholders having voting rights and returning written	Conditions for approval of the Resolution of the GMS 24.1. The GMS shall pass any Resolutions within their authority by way of a vote at a GMS's meeting or by collecting written opinions from the Shareholders. 24.2. Resolutions on the following matters shall be passed if they are approved by Shareholders representing at least sixty-five percent (65%) or more of the total voting votes of all Shareholders attending and voting at the meeting, except for the cases provided in Clause 24.3 and Point (g) of Clause 24.6 of this	Amended to reflect the Company's actual operations and comply with the Law on Enterprises

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		<p>ballots (in the case of collecting written ballots).</p> <p>b) Decisions of the GMS relating to the following matters shall only be passed if they receive at least 65% affirmative votes of the total votes of the Shareholders attending and voting at the meeting (in the case of voting at the meeting) or by more than 50% affirmative votes of the total votes of all Shareholders having voting rights and returning written ballots (in the case of collecting written ballots):</p> <p>i. Class of Shares and number of Shares of each class;</p> <p>ii. Change of registered business sectors and business lines;</p> <p>iii. Change of the management structure of the Company;</p> <p>iv. Investments in projects or sale of assets with the value equivalent to or above 50% of the total value of assets recorded in the latest audited financial statements of the Company; and</p> <p>v. Reorganization, dissolution of the Company.</p> <p>24.3. Pursuant to Clause 27.2 of Article 27 and Clause 38.3 of Article 38 of this Charter, the resolution on the election of members of the Board of Directors and members of the Supervisory Board by cumulative voting shall be conducted in accordance with Article 148.3 of the Law on Enterprises</p> <p>24.4. Resolutions on other matters, except for the cases provided for in Clause 24.2, Clause 24.3, Point (g) of Clause 24.6 of this Article, and Clause 11.1 of Article 11 of this Charter, shall be adopted if approved by shareholders holding more than fifty percent (50%) of the</p> <p>24.2. Decisions by way of written resolutions shall have the same validity as those passed by way of vote at a GMS.</p> <p>24.3. Method of passing decisions of the GMS:</p>	<p>Article, and Clause 11.1 of Article 11 of this Charter:</p> <p>i. Class of shares and the total number of shares of each class;</p> <p>ii. Change of registered business sectors and business lines;</p> <p>iii. Change of the management structure of the Company;</p> <p>iv. Investments in projects or sale of assets with the value equivalent to or above 50% of the total value of assets recorded in the latest audited financial statements of the Company; and</p> <p>v. Reorganization, dissolution of the Company.</p> <p>24.3. Pursuant to Clause 27.2 of Article 27 and Clause 38.3 of Article 38 of this Charter, the resolution on the election of members of the Board of Directors and members of the Supervisory Board by cumulative voting shall be conducted in accordance with Article 148.3 of the Law on Enterprises</p> <p>24.4. Resolutions on other matters, except for the cases provided for in Clause 24.2, Clause 24.3, Point (g) of Clause 24.6 of this Article, and Clause 11.1 of Article 11 of this Charter, shall be adopted if approved by shareholders holding more than fifty percent (50%) of the</p>	

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		<p>a) In the case of voting at a meeting: the Company will provide each Shareholder a voting card with a registration number and the name of the Shareholder and the number of his voting shares. The voting and counting votes may be conducted by using computer software or by collecting opinion or voting right away. The Chairperson may propose members of the Votes Counting Committee which carries out the votes counting for the GMS's approval at the meeting. The particular manner for organizing and voting at the GMS shall follow the Regulation on organizing and operation of the meeting as approved by the GMS.</p> <p>b) Notwithstanding Article 149 of the Law on Enterprises, in the case of approval of decisions by way of written opinions, the BOD shall do the following tasks:</p> <p>i. Decide the matters requiring written opinions, and the form and content of opinion collection forms (the opinion collection form must contain the following information: (i) name, address of head-office, number and date of issue of the enterprise registration certificate of the Company; (ii) purpose of opinion collection; (iii) name, permanent address, nationality, number of citizen ID, Identity Card,</p>	<p>total voting shares of all shareholders attending and voting at the meeting.</p> <p>24.5. Resolutions of the General Meeting of Shareholders passed by one hundred percent (100%) of the total voting shares shall be lawful and effective, even where the procedures and formalities for convening the meeting and adopting such resolutions are in violation of the Law on Enterprises and the Company's Charter</p> <p>24.6. Method of obtaining Shareholders' opinions in writing: Where necessary for the benefit of the Company and the Shareholders, the Chairman of the Board of Directors shall have the right to organize the obtaining of Shareholders' opinions in writing, which shall be carried out in accordance with the following provisions:</p> <p>a) Prepare the voting ballots, draft resolutions of the General Meeting of Shareholders, and explanatory documents relating to the draft resolutions, and send them to all Shareholders entitled to vote no later than ten (10) days prior to the deadline for returning the voting ballots. The preparation of the list of Shareholders and the method of sending the voting ballots together with the accompanying documents to the Shareholders shall be carried out in accordance with Point a, Clause 22.2 of Article 22 and Clause 22.3 of Article 22 of this Charter. Voting ballots sent to Shareholders must clearly state the contents of the relevant documents and</p>	

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		<p>Passport number or other individual identity certificate of Shareholder being individual; name, permanent address, nationality, number of the establishment decision or the enterprise registration certificate of Shareholder being a legal entity or an organization or its proxy; number of shares of each type and number of votes of the Shareholder; (iv) matter to be opined and respective attached documents; (v) latest time or dead line to send the opinion collection form to the Company; (vi) vote “agreed”, “disagreed”, “abstentions”; and (vii) name and signature of the Chairperson of the BOD;</p> <p>ii. The preparation of the list of Shareholders and the method of sending ballots and accompanying documents to Shareholders shall be carried out similarly to the provisions in Article 22.2 and Article 22.3 of this Charter. The ballots sent to Shareholders must clearly state the place where the documents are posted and the method for Shareholders to send the completed ballots to the Company. Ballots sent to the Company after the deadline specified in the ballot or opened in the case of mail and disclosed in the case of fax or email are invalid. Ballots that are not returned shall be considered as non-voting votes;</p>	<p>the method by which Shareholders may return the completed voting ballots to the Company;</p> <p>b) The voting ballot must contain the following principal contents:</p> <p>i. The name, address of the Company’s head office, and enterprise registration number;</p> <p>ii. The full name, contact address, nationality, and legal identification number of the Shareholder being an individual; the name, enterprise identification number or legal identification number, and address of the head office of the Shareholder being an organization; or the full name, contact address, nationality, and legal identification number of the authorized representative of the Shareholder being an organization; the number of shares of each class and the number of voting rights of the Shareholder;</p> <p>iii. The matters on which the shareholder’s opinion is to be obtained for the approval of the resolution;</p> <p>iv. Voting options, including “agree”, “disagree”, and “abstain” for each matter;</p> <p>v. The deadline for returning the completed voting ballot to the Company</p>	

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		<p>iii. The Chairperson of the BOD, the legal representative of the Company, or one or a number of the BOD member that authorized by the Chairperson of the BOD shall count the votes and prepare the minutes of votes counting under the supervision of the representative of the SVB or the Shareholder not holding any management position of the Company; vote counters and supervisors of vote counting committee shall be jointly responsible for the honesty and accuracy of the minutes of votes counting; jointly responsible for any damages resulting from the decision passed due to dishonest and inaccurate counting of votes;</p> <p>iv. The minutes of vote counting must be disclosed on the website of the Company within twenty-four (24) hours from vote counting closing day;</p> <p>v. The opinion collection forms, the minutes of vote counting, the full resolution which has been passed and other related documents attached to the forms must be kept in the head office of the Company.</p>	<p>vi. The full name and signature of the Chairman of the Board of Directors.</p> <p>c) The Chairman of the Board of Directors shall direct the vote counting and the preparation of the vote-counting minutes in the presence of a representative of the Supervisory Board or Shareholders who do not hold managerial positions in the Company</p> <p>d) The vote-counting minutes must include the following main contents:</p> <p>i. The name, address of the head office, and enterprise registration number.</p> <p>ii. The purpose and the matters on which opinions were obtained for the approval of the resolution.</p> <p>iii. The number of Shareholders participating in the voting with the total number of voting shares, specifying the number of valid voting ballots, invalid voting ballots, and the method of submission of voting ballots, together with an appendix listing the Shareholders participating in the voting.</p> <p>iv. The total number of votes in agree, disagree, and abstain for each matter.</p> <p>v. The matters approved and the corresponding voting approval ratios.</p>	

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		c) The counting of votes in a meeting or gathering written comments may be conducted by computer software.	<p>vi. The full name and signature of the Chairman of the Board of Directors, the vote counter, and the vote supervisor.</p> <p>The Chairman of the Board of Directors, the vote counter, and the vote supervisor shall be jointly responsible for the honesty and accuracy of the vote-counting minutes and shall be jointly liable for any damages arising from resolutions passed due to dishonest or inaccurate vote counting.</p> <p>e) The vote-counting minutes and the resolutions of the General Meeting of Shareholders must be disclosed on the website of the Company within twenty-four (24) hours from the time the vote counting is completed.</p> <p>f) The completed voting ballots, the vote-counting minutes, the adopted resolutions, and the relevant documents enclosed with the voting ballots shall be kept and archived at the head office of the Company.</p> <p>g) A resolution adopted by way of obtaining Shareholders' opinions in writing shall be approved if it is consented to by Shareholders holding more than fifty percent (50%) of the total voting shares of all Shareholders entitled to vote and shall have the same validity as a resolution adopted at a meeting of the General Meeting of Shareholders.</p>	
4.	Article 28.3.m	Establishment of Subsidiaries and making decision on related matters. The BOD shall	Establishment of Subsidiaries, establishment of branches and representative offices, and the	

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		decide on the transaction of the Subsidiaries owned or controlled by the Company;	capital contribution to or acquisition of shares of other enterprises.	
5.	Article 28.3.n	Establishment of branch, representative office and other related matters;	Removed as it is already stipulated under the amended Article 28(m)	
6.	Article 28.3.o	Contribution of capital or purchase shares/capital contribution of other enterprises with a value of at least 35% of the Company's total assets according to the latest financial statements;	Removed as it is already stipulated under the amended Article 28(m)	Amended to reflect the Company's actual operations and comply with the Law on Enterprises
7.	Article 28.7	Members of the BOD may be rewarded with remuneration for its performance in compliance to the decision of the GMS.	Members of the BOD shall receive remuneration for its performance in compliance to the decision of the GMS.	
8.	Article 30	The BOD shall appoint at least one (01) person as the person in charge of Corporate Governance ("Person in charge of Corporate Governance") to support for effective governance activities of the Company.	The Board of Directors shall appoint one (1) person as the person in charge of corporate governance ("Corporate Governance Officer") to support for governance activities of the Company. The Corporate Governance Officer may concurrently serve as the Company Secretary in accordance with Clause 5, Article 156 of the Law on Enterprises.	
9.	Article 33.3.f	Contribute capital or purchase of shares/capital contribution of other enterprises valued at less than 35% of the Company's total assets according to the latest financial statements;	Removed	
10.	Article 33.7	Secretary of the Company The BOD shall appoint at least one (1) person to be the Company's Secretary with such term and conditions as determined by the BOD. The	Removed	

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		<p>BOD may dismiss the Company's Secretary if necessary but shall not be contradictory to the applicable Law and regulations on labour. The BOD may also appoint one or more assistants for the Company's Secretary from time to time. The functions and responsibilities of the Company's Secretary shall include:</p> <ul style="list-style-type: none"> a) Preparation for the meetings of the BOD, the SVB and the GMS by order of the BOD's Chairperson or the Head of the SVB; b) Attending and preparing the meetings' minutes; c) Consulting on the procedures of the meetings; d) Ensuring that the decisions of the GMS and the BOD are in compliance with Law; e) Providing financial information, copies of the BOD meetings' minutes and other information to the BOD's members and SVB; f) Supporting the BOD in implementing assigned rights and responsibilities; g) Supporting the BOD in applying and implementing management principles of the Company; h) Supporting the Company in building Shareholder Relationship and protecting rights and legitimate interests of Shareholders; 		

No.	Related Article	Current Provision	Amended Provision	Reason for Amendment
		<p>i) Supporting the Company in compliance with the obligation in information disclosure, publicity of information and administrative procedures;</p> <p>j) Other authorities and responsibilities depending on decisions of the Chairperson of BOD from time to time;</p> <p>k) The Company's Secretary shall be responsible for keeping information confidential pursuant to the Law and the Charter of the Company.</p>		
11.	Article 51	<p>Extension of Term</p> <p>51.1. The term of operation of the Company is unlimited subject to Article 3.6 of this Charter, in case the Company decides to change the term of operation of the Company, the BOD shall convene a GMS's meeting to enable the Shareholders to vote on the change of the Term of the Company for such period as the BOD shall recommend.</p> <p>51.2. The Term shall be extended if a resolution to this effect is passed by the Shareholders representing at least 51% of the ordinary Shares with voting rights present at the GMS meeting.</p>	<p>Term of Operation of the Company</p> <p>51.1. The Company's term of operation is indefinite subjected to Clause 3.6, Article 3 of this Charter, in case the Company decides to change the term of operation of the Company, the Board of Directors shall convene a GMS for approval of the Company's new term of operation.</p> <p>51.2. The Company's term of operation may be changed if shareholders representing at least sixty-five percent (65%) of the total voting shares of all shareholders presenting at the meeting approve the change, except in cases where written shareholders' opinions are obtained in accordance with this Charter.</p>	

**APPENDIX II – PROPOSED AMENDMENTS AND ADDITIONS TO THE COMPANY’S INTERNAL CORPORATE GOVERNANCE
REGULATIONS**

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendment
1.	Clause 2.10 Article 2	<p>Voting Methods:</p> <ul style="list-style-type: none"> a) Voting by casting ballots will be conducted as follows:: <ul style="list-style-type: none"> - Matters on the ballots shall be voted by shareholders/ authorized representatives by choosing “approval”, “disapproval” or “abstain” for each matter. - Shareholders shall cast their votes according to the following rules: <ul style="list-style-type: none"> + The casting of votes will be started as signaled by the Chairperson or the Head of the vote counting committee and completed when the final shareholder casts his/her vote in the ballot box or 30 minutes after the voting has started, whichever comes first. After the voting is completed, the ballot box will be sealed; + Votes shall be counted immediately after the ballot box is sealed; - The following ballots will be considered invalid and will not be counted: <ul style="list-style-type: none"> + Ballots that are not under the form distributed by the Organizing Committee and do not have the 	<p>Voting and Election methods at the General Meeting of Shareholders:</p> <ul style="list-style-type: none"> a) Voting on matters submitted to the General Meeting of Shareholders shall be conducted in accordance with the Organizational and Operational Regulations approved by the General Meeting or the regulations enclosed with the Shareholders’ Written Opinion Form (in cases of obtaining shareholders’ opinions in writing). b) The election of members of the Board of Directors or the Supervisory Board shall be conducted in accordance with the Election Regulations for members of the Board of Directors or the Supervisory Board approved by the General Meeting or the regulations enclosed with the Shareholders’ Written Opinion Form (in cases of obtaining shareholders’ opinions in writing). 	<p>Refer to the Regulation on the Organization and Operation of the General Meeting of Shareholders and the Election Regulation, ensuring they are aligned with the actual circumstances and the applicable voting/election methods corresponding to the meeting format.</p>

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendment
		<p>Company's stamp;</p> <ul style="list-style-type: none"> + Ballots that are torn, erased, scratched or revised; + Ballots without the signature of the shareholders or the proxies; + Ballots containing additional information and symbols which lead to the inability to determine the shareholder's choice; + Ballots with two or more votes on the same matter will be invalid; <ul style="list-style-type: none"> - Voting for each matter on the ballot is independent from one another and the validity of one vote shall not affect another; - Should a shareholder make a mistake on the ballot, provided that the ballot has not yet been put into the ballot box and prior to the voting deadline, the shareholder may contact the Head of the vote counting committee directly and have the ballot replaced to ensure the shareholder's entitlements. <p>b) Direct voting (in cases that do not apply voting by casting ballots) will be conducted as follows: Shareholders and proxies attending the meeting shall vote directly on matters by raising their ballots or other methods under the control of the</p>		

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendment
		<p>Chairperson or the Presiding Committee. The vote counting committee will record the approvals, disapprovals, and abstention and announce the results to the GMS;</p> <p>c) The election of members of the BOD/SVB will be conducted in accordance with the Regulations on election of members of the BOD/SVB adopted in the GMS or the Regulations attached with the written opinions (in case of solicitation of shareholders' opinions in writing).</p>		
2.	<p>Clause 2.11 Article 2</p>	<p>Vote counting method:</p> <p>a) The vote counting committee is nominated by the Chairperson and approved by the GMS to conduct the vote counting at the meeting;</p> <p>b) The vote counting committee shall count the casting ballots as follows:</p> <ul style="list-style-type: none"> - The committee shall work in a room or a separated area from the meeting. - The committee may use electronic equipment to assist the vote counting process. - The committee must check the validity of the ballots. - The committee must check each ballot and record the vote counting results. - The committee must count and exclude 	<p>Vote-Counting Procedures:</p> <p>a) The vote counting committee is nominated by the Chairperson and approved by the GMS to conduct the vote counting at the meeting;</p> <p>b) The Vote-Counting Committee shall conduct the vote counting and prepare the vote-counting minutes in accordance with the methods set out in the Organizational and Operational Regulations of the GMS and shall announce the vote-counting results to the meeting.</p>	

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendment
		<p>the shares that are not eligible for voting (if any, for each matter put up for voting).</p> <ul style="list-style-type: none"> - The committee will seal all ballots and hand them over to the Head of the committee. <p>c) Establishing and disclosing the minutes of the vote counting:</p> <ul style="list-style-type: none"> - Upon vote counting, the vote counting committee shall establish the minutes of the vote counting results. - Content of the minutes must include: <ul style="list-style-type: none"> + The time and location of the vote counting; + The names of members of the vote counting committee; + The total number of shareholders with voting rights attending the meeting; + The total number of shareholders with voting rights that cast votes; + The number and proportion of valid and invalid ballots; + The number and proportion of votes for each matter; + The signatures of all the vote counting committee members. 		
3.	Clause 2.13 Article 2	<p>Protocol for announcing vote counting result: The vote counting results will be announced by the Chairperson at the GMS, before the closing</p>	Removed	As stipulated in Clause 2.11

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendment
		of the GMS.		
4.	Point a, Clause 2.15 Article 2	Minutes of all GMS shall be taken in the form of written documents and may also be recorded or archived in other electronic forms. The minutes shall be taken in Vietnamese and foreign languages with the following contents:	<p>The General Meeting of Shareholders shall be recorded in minutes and may also be audio-recorded or stored in other electronic forms. The minutes shall be prepared in Vietnamese and English and shall include the following main contents:</p> <p>The minutes prepared in Vietnamese and in English shall have the same legal effect. In the event of any discrepancy between the Vietnamese version and the English version, the contents of the Vietnamese version shall prevail.</p>	To reflect actual practice, a listed company is required to simultaneously disclose information in English in accordance with Circular No. 68/2024/TT-BTC dated September 18, 2024; therefore, it is proposed to specify “English” explicitly.
5.	Point c, Clause 2.15 Article 2	The minutes prepared in Vietnamese and in a foreign language shall have the same legal effect. In the event of any discrepancy between the Vietnamese version and the foreign language version, the contents of the Vietnamese version shall prevail.		
6.	Clause 4 Article 2	<p>Procedures for the GMS to approve resolutions in the form of online conference or live conference combined with online conference:</p> <p>4.1. The Company can organize the GMS in the form of an online conference (e-GMS) or a live conference combined with online conference according to the decision of the BOD or when in the time of force majeure events such as natural disaster, war, pandemic, terrorism, riot, restriction/prohibition decisions from the State</p>	<p>Procedures for the GMS to approve resolutions in the form of online conference or live conference combined with online conference:</p> <p>4.1. The Company can organize the GMS in the form of an online conference (e-GMS) or a live conference combined with online conference according to the decision of the BOD at each given time or when in the time of force majeure events such as natural disaster, war,</p>	Refer to the Regulation on the Organization and Operation of the General Meeting of Shareholders and the Election Regulation, ensuring they are aligned with the actual circumstances and the applicable voting/election methods corresponding to the

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendment
		<p>Agencies that affects the organization of an offline GMS.</p> <p>4.2. In case the BOD decides to convene the GMS in the form as prescribed in Clause 4.1 above, the BOD is responsible for promulgating and announcing the Regulation on organization and voting at the GMS in the mutual form.</p>	<p>pandemic, terrorism, riot, restriction/prohibition decisions from the State Agencies that affects the organization of an offline GMS.</p> <p>4.2. In case the BOD decides to convene the GMS in the form as prescribed in Clause 4.1, the methods for shareholders to attend and vote/elect at the GMS shall be applied in accordance with the Organizational and Operational Regulations of the GMS/ corresponding election regulations applicable to the meeting format at each given time.</p>	<p>meeting format.</p>

PROPOSED AMENDMENTS AND ADDITIONS TO THE OPERATION REGULATION OF THE COMPANY'S BOARD OF DIRECTORS

No.	Related Article	Current Regulation	Amended Regulation	Reason for Amendments
1	<p align="center">Article 12</p>	<p>Article 12. Duties and entitlements of the BOD in approving and concluding transaction contracts</p> <p>1. The BOD is entitled to approve any contract and transaction that is worth less than 35% of total assets or transactions that leads to a total transaction value over 12 months from the occurrence of the first transaction of less than 35% of total assets according to the latest financial statements, between the Company and any of the following entities:</p> <p>a) Members of the BOD, members of the Supervisory Board, the Chief Executive Officer, other managers and their related persons;</p> <p>b) Shareholders, authorized representatives of shareholders that hold over 10% of the Company's ordinary shares and their related persons;</p> <p>c) Enterprises that are related to the entities specified in Clause 2 Article 164 of the Law on Enterprises.</p> <p>2. The Company's representatives shall send notices to members of the BOD and the Supervisory Board when signing contracts and conducting transactions of the entities related to such contracts and transactions and enclose the draft contracts or transaction descriptions. The BOD shall decide whether to approve the contract or transaction within 15 days from the receipt of the notice. Members of the BOD having interests related to the parties to the contract or transaction must abstain from voting.</p>	<p>Article 12. Duties and entitlements of the BOD in approving and concluding transaction contracts</p> <p>1. The BOD is entitled to approve any contract and transaction in accordance with Clause 28.3, Article 28 of the Company's Charter.</p> <p>2. The Company's representatives shall send notices to members of the BOD and the Supervisory Board when signing contracts and conducting transactions of the entities related to such contracts and transactions and enclose the draft contracts or transaction descriptions. The BOD shall decide whether to approve the contract or transaction within 15 days from the receipt of the notice. Members of the BOD having interests related to the parties to the contract or transaction must abstain from voting.</p>	<p>Amended in accordance with the provisions of the Company's Charter</p>

		having interests related to the parties to the contract or transaction must abstain from voting.		
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VINHOMES JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No: 01/2026/TT-BKS-VHM

Hanoi, March 30, 2026



PROPOSAL OF THE SUPERVISORY BOARD

Re: The appointment of an audit firm for the company's 2026 financial statements

To: The General Meeting of Shareholders

Pursuant to the Law on Enterprises 2020 and based on an assessment of the reputation and quality of audit firms operating in Vietnam, the Supervisory Board ("SB") proposes the following shortlist of audit firms for selections as the Company's auditor for the 2026 fiscal year:

1. Ernst & Young Vietnam Limited;
2. PricewaterhouseCoopers Vietnam Limited;
3. Deloitte Vietnam Limited;
4. KPMG Vietnam Limited.

Respectfully submitted this proposal to the General Meeting of Shareholders for consideration and authorization of the Board of Management to appoint one of the aforementioned firms as the auditor for the Company's 2026 financial statements.

Thank you.

Recipients:

- As stated above;
- The Company archives.

**ON BEHALF OF
THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**

(signed)

Tran Minh Anh