VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 161 /TB-BOD-VHF

Hanoi, November 09, 2026

NOTICE OF INVITATION TO THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

The Board of Directors of Vinh Ha Food Jsc respectfully invites our esteemed shareholders to attend the 2026 Extraordinary Meeting of Shareholders, with the following details:

1. **Time**: 8:30 AM, Monday, November 30, 2026.
2. **Venue**: Meeting Hall - Vinh Ha Food Jsc, No. 9A Vinh Tuy Street, Hanoi City.
3. **Participants**: Members of the Board of Directors, Supervisory Board, Executive Board, and shareholders holding VHF shares listed in the shareholder register as of November 04, 2026, as compiled by the Vietnam Securities Depository and Clearing Corporation or their duly authorized representatives in attendance.
4. **Agenda of the General Meeting:** The detailed agenda and documents of the 2026 Extraordinary Meeting of Shareholders are posted on the Company's official website at http://www.vinhha.com.vn

   Shareholders can access and review the documents via the following link: http://vinhha.com.vn/index.php/vn/thong-tin-cho-co-dong/Giay-moi-hop-va-tai-lieu-hop-dai-hoi-co-dong-bat-thuong-nam-2026.
5. **Confirmation of Attendance at the General Meeting:** To ensure the meeting is well-organized, shareholders are kindly requested to complete the procedure to confirm their direct attendance at the General Meeting or authorize another person to attend on their behalf (using the attached form) and send it to the Company before 16:00 PM on November 27, 2026, via mail, direct delivery, or other means to the following address:

   VINH HA CONSTRUCTION AND FOOD PROCESSING JOINT STOCK COMPANY
   Address: No. 9a Vĩnh Tuy, Vĩnh Tuy Ward, Hanoi City, Vietnam
   Phone: 0243 9871673 / 0243 9871309
   Email: congbothongtinvinhha@gmail.com
6. Shareholders or their authorized representatives attending the General Meeting are required to bring their ID card/passport/Business Registration Certificate. In cases where a shareholder authorizes another person to attend on their behalf, the authorized person must bring their ID card and a valid power of attorney to present to the Meeting Organizing Committee

   Respectfully announced and cordially invited!

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ CHẾ BIẾN LƯƠNG THỰC VĨNH HÀ

Le Van Thanh

Recipients:
- As above;
- SSC; HNX;
BOD; SB; Executive Board;
- Filing: Administration Dept.

Signature Not Verified
Ký bởi: NGUYỄN VĂN TOÀN
Ký ngày: 12/11/2026 14:36:06

VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

AGENDA
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

Time	Agenda Item
8:30–9:00	Reception and registration of shareholders attending the Meeting
9:00–9:15	Report on verification of the eligibility of shareholders attending the Meeting Approval of the Presidium, Vote Counting Committee and Meeting Secretary Approval of the Regulations on the Organization of the Meeting Approval of the Meeting Agenda
9:15–9:25	Submission for approval of the proposed policy to study and implement an investment project, and the form of investment cooperation under a Business Cooperation Contract (BCC), for the social housing project at No. 2 Nguyen Bo Street, Thanh Tri Commune, Hanoi.
9:25–9:35	Submission for approval of the proposed investment study, investment plan and form of investment cooperation for the project "High-End Apartment Complex, Commercial Services and Office Space" at 9A Vinh Tuy – 780 Minh Khai, Vinh Tuy Ward, Hanoi.
9:35–9:50	Submission on the dismissal and election of replacement members of the Board of Directors Submission introducing candidates for election as replacement members of the Board of Directors
9:50–10:20	Discussion and voting on the matters submitted to the Meeting, and ballot voting for elections
10:20–10:40	Break
10:40–10:50	Announcement of the vote-counting results for the election of members of the Company's Board of Directors for the 2026–2031 term
10:50–11:10	Approval of the Meeting Minutes, Meeting Resolutions and vote-counting minutes
11:10–11:15	Concluding remarks by the Chair and closing of the Meeting

VINH HA FOOD PROCESSING AND CONSTRUCTION JSC.	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No.: 44./TTr-HĐQT/VHF	*Hanoi, ngày 09. tháng 11 năm 2026*

PROPOSAL

Re: Approval of the policy to research, propose, and implement the investment project and the investment cooperation form under a Business Cooperation Contract (BCC) for the Social Housing project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City

To: THE GENERAL MEETING OF SHAREHOLDERS OF THE COMPANY

I. BASES FOR THE PROPOSAL

- Law on Enterprises No. 59/2020/QH14 and its amending, supplementing, and guiding documents;
- Law on Investment No. 143/2025/QH15 dated December 11, 2025 of the National Assembly, effective from March 1, 2026; Land Law No. 31/2024/QH15 and its valid amending and supplementing documents; Housing Law No. 27/2023/QH15 and its valid amending and supplementing documents; Construction Law No. 135/2025/QH15 dated December 10, 2025 of the National Assembly, effective from July 1, 2026; Law on Real Estate Business No. 29/2023/QH15;
- Decree No. 100/2024/ND-CP dated July 26, 2024 of the Government detailing certain articles of the Housing Law on the development and management of social housing, and its amending and supplementing documents at the time of implementation;
- Resolution No. 201/2025/QH15 (effective June 1, 2025) dated May 29, 2025 of the National Assembly and Decree No. 192/2025/ND-CP (effective from July 1, 2025 to May 31, 2030) on piloting specific mechanisms and policies for social housing development;
- The demand for social housing development of Hanoi City and the orientation to effectively exploit the Company's land resources, based on strict compliance with the decisions of competent state authorities;
- Decree No. 155/2020/ND-CP as amended and supplemented; Circular No. 96/2020/TT-BTC as amended and supplemented, and internal regulations applicable to large-scale public companies;
- Decision No. 1133/QD-UBND of the Hanoi People's Committee dated March 13, 2026, on approving the Hanoi City Housing Development Plan for the 2026-2030 period;
- The Hanoi Capital Master Plan with a 100-year vision approved by the Hanoi People's Committee under Decision No. 2512/QD-UBND dated May 13, 2026, and announced on June 29, 2026;

- Resolution No. 01/NQ-DHDCD/VHF dated April 22, 2026 of the 2026 Annual General Meeting of Shareholders of Vinh Ha Food Processing and Construction Joint Stock Company;
- The Charter of Organization and Operation, internal corporate governance regulations, financial regulations, and current internal rules of the Company.

II. NECESSITY AND OBJECTIVES

The research and proposal of the project aim to materialize the orientation of conversion and exploitation of the land area according to the land use plan after equitization; contribute to supplementing the social housing fund in Hanoi; and simultaneously generate revenue and long-term value for the Company. This is currently only a policy for research, preparation, and proposal. The implementation shall only be carried out after fully meeting legal conditions and obtaining decisions/approvals from competent state authorities.

The governance objective is to ensure that the Company maintains a leading role, substantive control, and proportional economic interests; select capable partners on a competitive, transparent, and effective basis; and separate the Company's interests from the personal interests of shareholders, managers, and related parties.

III. PROJECT INFORMATION AND LEGAL STATUS OF THE LAND

Content	Preliminary Information
Location	No. 2 Nguyen Bo Street, Thanh Tri Commune, Hanoi City.
Land area	Approximately 6,095.4 m².
Current legal status of land use	The Company is leasing land from the State with annual rental payments.
Origin	Land and assets attached to the land originated from an equitized state-owned enterprise.
Post-equitization orientation	The land use plan after equitization includes an orientation for conversion to implement the project.
Expected name	Social Housing Project
Investor status	The Company is not automatically considered the investor/developer. The Company only proposes to be considered and approved by competent authorities in accordance with applicable legal mechanisms and procedures.
The Company	Vinh Ha Food Processing and Construction Joint Stock Company
B	The Partner

Note: The right to lease land with annual payments, the equitization origin of the land, and the orientation in the land use plan do not automatically create the

right to change land use purposes, the right to implement housing projects, or the right to be designated/approved as an investor. Written approvals from competent authorities regarding land, planning, housing, investment, and financial obligations are required.

IV. INVESTMENT PLAN AND INVESTOR PROPOSAL MECHANISM

Vinh Ha Company shall preside over the preparation of the pre-feasibility study dossier, project proposal, and work with competent authorities to determine the planning, land use objectives, conversion/change of land use purpose procedures, mechanisms for selecting or approving investors, and related obligations.

If the law requires an auction, bidding, investor selection, or another competitive procedure, the Company must comply with such procedures and shall only proceed upon achieving lawful results. If the competent authorities do not approve, the Company Director shall report back to the BOD to decide on the next course of action; no automatic commitments regarding the project or transfer of rights related to the land shall be made to the partner.

Expected structure: The Company and the partner shall cooperate in business via a Business Cooperation Contract (BCC), without establishing a new legal entity. The BCC will only be fully effective for implementation after completing the partner selection process, internal approvals, and fulfilling legal conditions precedent. The Company directly acts as the investor/or the Company and Partner B act as co-investors and organize project implementation if approved by competent authorities.

V. PRELIMINARY FINANCIAL PLAN

Item	Value (VND billion)	Ratio	Notes
Expected total investment	1,036	100%	To be updated according to the feasibility study/appraisal report.
Owner's Equity	207.2	20%	Commitment to contribute capital according to schedule and legal conditions.
Company's capital contribution (maximum)	105.7	51% of Equity	The Company maintains control.
Partner B's capital contribution (minimum)	101.5	49% of Equity	Only applicable to the validly selected partner.
Lawful borrowed/mobilized capital	828.8	80%	According to the credit plan, mobilization conditions, and regulations on social housing.

The above figures are preliminary management assumptions, not the approved total investment or capital funding commitments. Before signing the BCC and making the investment decision, it is required to formulate a financial model, cash flow, pricing/leasing/lease-purchase plan, land costs, taxes, borrowing interest, provisions, and sensitivity analysis; while simultaneously confirming the Company's ability to contribute VND 105.7 billion without affecting its financial safety.

VI. PARTNER SELECTION AND COOPERATION PLAN UNDER BCC

- The Company organizes a partner selection process based on a set of criteria approved by the BOD, including at least: financial capacity and proof of capital sources; project development experience; credit arrangement capacity; legal, technical, sales, and operational management capabilities; proposal for sharing benefits and risks; commitment to transparency; performance guarantee conditions, and exit mechanisms.
- Partners will be invited to participate/submit dossiers and cooperation proposals. However, a Partner is not automatically deemed selected. The selection is only complete after evaluation against criteria, independent appraisal, resolution of conflicts of interest, fulfillment of approval authority, and valid contract signing.
- The BCC is expected to clearly specify the objectives, scope, term; conditions precedent; capital contribution schedule; project accounts; accounting and benefit-sharing principles; governance mechanisms; inspection and auditing rights; related party transactions; penalties for late capital contribution; performance guarantees; transfer limitations; termination and buyout of interests; dispute resolution; and responsibilities in case the project is not approved.

VII. RELATED PARTY TRANSACTIONS AND CONFLICTS OF INTEREST (If any)

- Require members of the BOD, the Board of Management, shareholders, and related individuals to fully declare their interests, relationships, and beneficiaries related to the partner, the project, and consultants/contractors;
- An independent consulting organization shall appraise the legality, financial capacity, contribution value, BCC conditions, and fairness of the transaction; the appraisal report will be provided to authorized voting members;
- Accurately determine the approval authority according to the Law on Enterprises, the Charter, and internal regulations; if falling under the authority of the General Meeting of Shareholders, it must be submitted to the General Meeting of Shareholders before signing;
- Persons with related interests shall not participate in discussions, evaluations, negotiations, or voting on contents where the law, Charter, or applicable regulations require exclusion; non-participation must be recorded in the meeting minutes;
- Publish and fully archive the processes of invitation, scoring, negotiation, and approval; ensuring that the transaction conditions are not less favorable than equivalent independent transactions and do not shift benefits away from the Company.

VIII. EXPECTED EFFICIENCY AND MATERIAL RISKS

Expected efficiency includes: Exploiting the land area in accordance with the approved orientation; creating a supply of social housing; expanding operational scale and long-term revenue sources; and promoting the Company's role in project governance. Specific efficiency can only be concluded after the planning, land mechanism, total investment, selling/leasing prices, and capital plan are appraised.

Risk	Manifestation	Control Measures
Land/equitization legality	Unable to change the land use purpose or required to rearrange/re-handle the land; incur financial/revocation obligations.	Review original dossiers, seek opinions from competent authorities, no unconditional commitments.
Investor approval	The Company is not approved or must participate in competitive procedures.	Set conditions precedent; prepare a backup plan to stop and report back.
Financial/Market	Total investment increases, capital shortage, rising interest rates, slow absorption.	Independent appraisal, provisions, debt thresholds, milestone-based disbursements.
BCC and control	Conflicts over decision-making rights, delayed capital contribution, shifting of benefits.	Veto rights, controlled accounts, performance guarantees, audits.
Conflicts of interest	Partner selection lacks objectivity or contains unfavorable conditions for the Company.	Disclosure of interests, voting exclusion, independent appraisal, competitive procedures.
Schedule/Planning	Procedural delays, changes in indicators, prolonged costs.	Milestone planning, termination rights, limits on preparation costs.

IX. MECHANISMS TO PROTECT THE COMPANY'S CONTROL RIGHTS

- The Company retains rights and voting power in the BCC Coordinating Committee; the Head of the Coordinating Committee is nominated by the Company;
- Material issues shall only be approved with a favorable vote from the Company, including: Budget and adjustments to the total investment; borrowings, guarantees, mortgages; selection of main contractors; related party transactions; pricing and sales/leasing policies; changes in design, schedule, accounts; transfer of BCC rights; dispute resolution; and project termination;

- The Company controls the project accounts, accounting systems, project seal/signatures belonging to the Company (if appropriate), data access rights, and the right to appoint/co-appoint independent auditors;
- The partner must contribute the full VND 101.5 billion on time and provide a performance guarantee; delayed capital contribution will lead to interest/penalties, dilution of interests, buyout rights, or termination according to lawful agreements;
- Prohibit the transfer or pledging of BCC interests to third parties without the Company's approval; the Company holds the right of first refusal and mandatory buyout rights in cases of violation, change of control, or conflicts of interest;
- The Company's assets/land use rights/project rights shall not be used to secure the partner's separate obligations; any guarantees by the Company must be approved within proper authority and limits.

X. MATTERS SUBMITTED TO THE GENERAL MEETING OF SHAREHOLDERS FOR VOTING

1. To approve the policy for the Company to research, prepare, and submit the project proposal dossier for the social housing project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City, with the preliminary project scale and expected capital structure as stated in Section (V) serving as the basis for formulating the plan.
2. To approve the plan: The Company proposes to be considered and approved as the investor, or the Company and its partner act as co-investors under a mechanism approved by the competent authority in accordance with current laws.
3. To approve the policy of cooperation under a Business Cooperation Contract (BCC), without establishing a new legal entity.
4. To approve the directional financial structure: Owner's equity is VND 207.2 billion, of which the Company's maximum cooperation capital is 51% (equivalent to VND 105.7 billion) and the partner's minimum cooperation capital is 49% (equivalent to VND 101.5 billion); expected lawful borrowed/mobilized capital is VND 828.8 billion.

Respectfully submitted to the General Meeting of Shareholders for consideration, discussion, and voting./.

Recipients::
- As above;
- Board of Directors;
- Supervisory Board;
- Archived: Admin Dept.; BOD Secretary, Planning Dept.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 0100102830 - C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG VÀ CHẾ BIẾN LƯƠNG THỰC VĨNH HÀ
P. VĨNH TUY - TP. HÀ NỘI

Lê Văn Thành

VINH HA FOOD PROCESSING AND CONSTRUCTION JSC	**SOCIALIST REPUBLIC OF VIETNAM**
No: .45../TTr-HĐQT/VHF	**Independence - Freedom - Happiness**
	Hanoi, November .9., 2026

PROPOSAL

Re: Approval of the proposal for investment research, investment plan, and investment cooperation form for the "High-end apartment, commercial service, and office complex" project at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City

To: THE GENERAL MEETING OF SHAREHOLDERS OF THE COMPANY

I. BASES FOR THE PROPOSAL

- Law on Enterprises No. 59/2020/QH14 and its amending, supplementing, and guiding documents;
- Law on Investment No. 143/2025/QH15 dated December 11, 2025 of the National Assembly, effective from March 1, 2026; Land Law No. 31/2024/QH15 and its valid amending and supplementing documents; Housing Law No. 27/2023/QH15 and its valid amending and supplementing documents; Construction Law No. 135/2025/QH15 dated December 10, 2025 of the National Assembly, effective from July 1, 2026; Law on Real Estate Business No. 29/2023/QH15;
- Resolution No. 171/2024/QH15 (effective April 1, 2025) and Decree No. 75/2025/ND-CP on piloting commercial housing projects through agreements on receiving land use rights or having existing land use rights;
- Decree No. 155/2020/ND-CP as amended and supplemented; Circular No. 96/2020/TT-BTC as amended and supplemented, and internal regulations applicable to large-scale public companies;
- The Hanoi Capital Master Plan with a 100-year vision approved by the Hanoi People's Committee under Decision No. 2512/QD-UBND dated May 13, 2026, and announced on June 29, 2026;
- The Registration dossier for the Pilot Project under Resolution No. 171/2024/QH15 dated November 30, 2024 of the National Assembly (Phase 2) for the land area at 9A Vinh Tuy - 780 Minh Khai submitted to the Hanoi Department of Natural Resources and Environment and the Hanoi Department of Construction;
- Decision No. 1133/QD-UBND of the Hanoi People's Committee dated March 13, 2026, on approving the Hanoi City Housing Development Plan for the 2026-2030 period;

- Resolution No. 01/NQ-DHDCD/VHF dated April 22, 2026 of the 2026 Annual General Meeting of Shareholders of Vinh Ha Food Processing and Construction Joint Stock Company;
- The Charter of Organization and Operation, internal corporate governance regulations, financial regulations, and current internal rules of the Company;

II. NECESSITY AND CURRENT STATUS

Vinh Ha Food Processing and Construction Joint Stock Company (the Company) is currently managing and using the land area at 9A Vinh Tuy and 780 Minh Khai, Vinh Tuy Ward, Hanoi City. According to compiled dossiers, the total area is approximately 24,934 m²; of which about 22,601 m² is outside the red line boundary and about 2,333 m² is inside the red line boundary.

The Company's 2025 dossier registered for project research under Resolution No. 171/2024/QH15 under the name "High-end apartment, commercial service, and office complex," utilizing a self-investment form with a preliminary estimated total investment of approximately VND 3,160 billion. Registration does not mean the project has been approved; the project has been approved by the City in the pilot housing development plan for the 2026-2030 period and still requires the completion of procedures regarding the pilot portfolio, investment, land, planning, housing, construction, and financial obligations.

Promulgating a new policy is necessary because the capital scale, product structure, legal mechanisms, and cooperation forms have significantly changed compared to the 2010 resolution. The Company needs a new governance basis to deploy dossiers, select partners, control capital, and preserve its legal position regarding the land area and the project.

III. PROPOSED INVESTMENT POLICY

Item	Proposed Content
Project Name	High-end apartment, commercial service, and office complex.
Location	9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City.
Investor/Dossier Subject	The Company continues to act as the named investor, or the Company and its partner act as co-investors in accordance with the decisions of competent authorities and current laws.
Objectives	Develop a complex of high-rise commercial housing, commercial services, offices, amenities, and other products according to the approved planning.
Research Area	Approximately 24,934 m² according to the dossier; the project/saleable area will be re-determined after addressing the

Item	Proposed Content
	portion inside the red line boundary and surveying.
Preliminary Total Investment	Approximately VND 3,160 billion; this is not the approved total investment and must be updated according to planning, land obligations, social housing obligations, and other procedures.
Target Schedule	Investment preparation for 24-30 months; phased construction, business operations, and handover over the subsequent 36-42 months.
Products	Orientation for commercial housing at the project if conditions are met; no automatic exemption from social housing obligations

IV. INVESTMENT PLAN

1. Proposed development plan

- Vinh Ha directly proposes and acts as the named project investor based on existing land use rights, prioritizing the mechanism under Resolution No. 171/2024/QH15 if all conditions are fully met.
- Organize the formulation of planning and finances based on a commercial housing plan at the project only after a document/decision determining the method for fulfilling social housing obligations is issued.
- Exclude the 2,333 m² inside the red line boundary from the saleable area until a formal conclusion is reached; reserve provisions for infrastructure/handover costs.
- Do not transfer land use rights or project rights to the partner.

2. Preliminary capital structure

Capital Source	Reference Amount	Structure
Equity/cooperation capital	VND 632 billion	20% of total investment; to be updated in line with legal and banking requirements
Company's minimum capital contribution	VND 189.6 billion	30% of equity/cooperation capital
Partner's maximum capital contribution	VND 442.4 billion	70% of equity/cooperation capital
Borrowings and other lawful sources	VND 2,528 billion	80% of total investment; disbursement subject to credit conditions and applicable law.

Note: *The Company's contribution does not automatically include the "value of the land". Any assets, investment preparation costs, or rights recognized as the Company's contribution must be supported by legal documentation, valuation, accounting and tax records, and approval by the competent authority.*

V. PROPOSED FORM OF INVESTMENT COOPERATION

Proposed form: The Company and its partner shall cooperate through a Business Cooperation Contract (BCC), without establishing a new legal entity. Expected contribution and economic interest ratios: the Company shall contribute at least 30% of the cooperation capital, and the partner shall contribute no more than 70%.

1. Rationale for selecting a BCC

- Maintain the Company's legal position in relation to the land and project documentation;
- Enable the partner to provide capital, project development capabilities, credit arrangement, and design, construction, and sales management within the scope of delegated authority.
- Share the investment results in accordance with the agreed ratios.

2. Contractual structure

Stage	Instrument	Nature
Investment research and preparation	Conditional agreement in principle for a BCC	Budget limits; no land rights or investor status conferred on the partner; right to discontinue if legal documentation requirements are not met.
After approval of the investment report	Definitive BCC	Comprehensive provisions on capital, governance rights, distribution of results, accounts, taxes, assets, breaches, termination, and disputes.
As necessary	Appendices on budget, delegation of authority, and management services	Effective only after approval by the competent authority; related party transactions must be conducted at market prices.

3. BCC governance principles

Establish a BCC Coordinating Committee comprising five (05) members: two (02) nominated by the Company and three (03) nominated by the Partner; the Head of the Coordinating Committee shall be nominated by the Company.

- Reserved matters requiring Vinh Ha's affirmative vote include: land matters, investor status, social housing obligations, increases in total investment exceeding

10%, borrowing/security, project transfers, bulk sales, related party transactions, changes to the 30/70 ratio, and termination of the BCC.

- Joint control over project accounts; annual and milestone-based budgets; independent audits; and accounting/tax records maintained under the BCC mechanism and applicable law.
- Cash flow distribution waterfall: State obligations → costs/debt service → provisions/warranties → repayment of eligible contributed capital → remaining profits, of which the Company shall receive at least 30% and the Partner no more than 70%.
- The BCC does not confer land use rights or investor status upon the partner; any changes must be approved by the competent state authority and the relevant internal approving authority.

VI. CONDITIONS PRECEDENT AND MATERIAL RISKS

Issue	Condition/Control Measure
Resolution 171 mechanism	Confirm that the project is on the pilot project list and meets the relevant conditions; do not treat the 2025 registration as an approval decision.
Social housing obligations	Finalize on-site commercial housing only when there is an official basis for off-site arrangements, financial obligations, or another lawful method of compliance.
Leased land/equitization	Complete legal procedures, financial obligations, land and property rearrangement, resolution of any violations/disputes, and treatment of the area within the road boundary line.
Internal approval authority	Check the total assets in the latest financial statements, the Charter, and related party transactions; submit matters to the General Meeting of Shareholders where required.
Capital capacity	The Company and the Partner must demonstrate funding sources; do not mobilize capital contrary to the conditions governing real estate business.
Conflicts of interest (if any)	Declare related parties; interested members shall abstain from voting where required by law/the Charter; obtain independent appraisal.
Project viability	Make the final investment decision only after an approved feasibility report, monthly cash flow model, NPV, IRR, and land use levy scenarios are available.

VII. MATTERS SUBMITTED TO THE GENERAL MEETING OF SHAREHOLDERS FOR CONSIDERATION AND VOTING

1. To approve the policy to research and prepare the investment procedures for the "High-End Apartment Complex, Commercial Services and Office Building" Project at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City.
2. To approve the plan for the Company to act directly as the project investor, or for the Company and the partner to act as co-investors, subject to decisions of the competent authorities and in compliance with applicable laws.
3. To provisionally agree on a total project investment of approximately VND 3,160 billion and reference equity/cooperation capital of VND 632 billion as the financial parameters for project research.
4. To approve the policy for investment cooperation between the Company and the Partner through a Business Cooperation Contract (BCC), with the Company contributing at least 30% and the Partner contributing no more than 70% of the cooperation capital.
5. To authorize the Board of Directors to approve matters within its authority and organize the subsequent relevant procedures falling within the Board's competence.

Respectfully submitted to the General Meeting of Shareholders for consideration, discussion, and resolution./.

Recipients:

- As above;
- Board of Directors, Supervisory Board;
- Archived: Administration, BOD Secretary, Planning Dept.

ON BEHALF OF THE BOARD OF DIRECTORS
DIRECTOR

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ CHẾ BIẾN LƯƠNG THỰC VĨNH HÀ

Lê Văn Thành

VINH HA FOOD PROCESSING AND CONSTRUCTION JSC.	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**
No.: 166 /TTr-HĐQT-VHF	*Hanoi, November 09, 2026*

PROPOSAL

Re: Dismissal and election of a replacement member of the Board of Directors

To : The General Meeting of Shareholders of Vinh Ha Food Processing and Construction Joint Stock Company

Pursuant to Law on Enterprises No. 59/2020/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Organization and Operation of Vinh Ha Food Processing and Construction Joint Stock Company;

Pursuant to the resignation letter of Mr. Le Van Thanh from the position of Chairperson - Member of the Board of Directors;

Pursuant to the resignation letter of Ms. Luu Thi Tuyet Mai a member of the company's Board of Directors.

Based on the resignation letter of Mr. Le Van Thanh, Chairperson of the Board of Directors of the Company for the 2026-2031 term and Ms. Luu Thi Tuyet Mai a Board of Directors member of the Company for the term 2026-2031, and pursuant to the provisions of the Law on Enterprises and the Company's Charter, the Board of Directors respectfully submits to the General Meeting of Shareholders for voting and approval on the dismissal and election of a replacement Member of the Board of Directors for the 2026-2031 term, specifically as follows:

1. To approve the dismissal of Mr. Le Van Thanh and Ms Luu Thi Tuyet Mai from the position of Member of the Board of Directors for the 2026-2031 term.
2. To approve the election of 02 replacement member of the Board of Directors for the 2026-2031 term at the 2026 Extraordinary General Meeting of Shareholders.

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

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ CHẾ BIẾN LƯƠNG THỰC VĨNH HÀ

Le Van Thanh

Recipients:
- GMS;
- BOD, Supervisory Board;
- Board of Management;
- Archived: Admin Dept., BOD Secretary.

VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 02/NQ-ĐHĐCĐ/VHF

Hanoi, November , 2026

RESOLUTION
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

THE GENERAL MEETING OF SHAREHOLDERS
VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;

Pursuant to the Charter on Organization and Operation of Vinh Ha Food Processing and Construction Joint Stock Company;

Pursuant to the Minutes of the 2026 Extraordinary General Meeting of Shareholders dated November .., 2026.

HEREBY RESOLVES:

Article 1: Through the removal and election of members of the Company's Board of Directors for the 2026–2031 term, as follows:

1. Removing Mr. Lê Văn Thành and Ms. Lưu Thị Tuyết Mai from their positions as board members for the 2026–2031 term;

2. Approve Ms. Bùi Thị Thu Hiền as a member of the Company's Board of Directors.

3. List of elected members of the Board of Directors:

+ Mr Nguyen Van Toan;
+ Mr Nguyen Anh Dung;
+ Ms Do Thi Hong Thuy;
+ Ms …;
+ Mr ….

Article 2: The BOD is responsible for notifying shareholders entitled to attend the meeting of the contents of this Resolution within 15 days from the conclusion of the General Meeting of Shareholders in accordance with the Law on Enterprises and the Company Charter.

Article 3: This Resolution has been unanimously approved by the General Meeting of Shareholders and shall take effect from November ..., 2026. The Board of Directors, Supervisory Board, and the Board of Management are responsible for implementing this Resolution./.

Recipients:

- As stated in Article 3;
- Filing: Administration Dept., General Meeting of Shareholders Archives.

CHAIRMAN

Le Van Thanh

VINH HA FOOD PROCESSING AND CONSTRUCTION JSC.	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 03/NQ-ĐHĐCĐ/VHF	Hanoi, November 2026

2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS RESOLUTION

Re: Approval of the policy to research, propose, and implement the investment project and the investment cooperation form under a Business Cooperation Contract (BCC) for the Social Housing project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City.

THE GENERAL MEETING OF SHAREHOLDERS
VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY

- Pursuant to Law on Enterprises No. 59/2020/QH14 and its amending, supplementing, and guiding documents;
- Pursuant to Law on Investment No. 61/2020/QH14; Land Law No. 31/2024/QH15; Housing Law No. 27/2023/QH15; Law on Real Estate Business No. 29/2023/QH15; Construction Law and laws on planning, bidding, credit, environment, fire prevention and fighting, along with amending, supplementing, and guiding documents;
- Pursuant to Decree No. 100/2024/ND-CP dated July 26, 2024 of the Government detailing certain articles of the Housing Law on the development and management of social housing, and its amending and supplementing documents at the time of implementation;
- Pursuant to Resolution No. 201/2025/QH15 (effective June 1, 2025) dated May 29, 2025 of the National Assembly and Decree No. 192/2025/ND-CP (effective from July 1, 2025 to May 31, 2030) on piloting specific mechanisms and policies for social housing development;
- Pursuant to Decree No. 155/2020/ND-CP as amended and supplemented; Circular No. 96/2020/TT-BTC as amended and supplemented, and internal regulations applicable to large-scale public companies;
- Pursuant to Decision No. 1133/QD-UBND of the Hanoi People's Committee dated March 13, 2026, on approving the Hanoi City Housing Development Plan for the 2026-2030 period;
- Pursuant to the Hanoi Capital Master Plan with a 100-year vision approved by the Hanoi People's Committee under Decision No. 2512/QD-UBND dated May 13, 2026, and announced on June 29, 2026;
- Pursuant to Resolution No. 01/NQ-DHDCD/VHF dated April 22, 2026 of the 2026 Annual General Meeting of Shareholders of Vinh Ha Food Processing and Construction Joint Stock Company;
- Pursuant to the Charter of organization and operation, internal corporate governance regulations, financial regulations, and current internal rules of the Company;
- Pursuant to Proposal No. …..2026/TTr-HDQT/VHF dated …../…../2026 of the Board of Directors of the Company, regarding the approval of the policy to research, propose, and implement the investment project and the investment cooperation form under a Business Cooperation Contract (BCC) for the Social Housing project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City.

HEREBY RESOLVES:

Article 1. To approve the policy for the Company to research, prepare, and submit the project proposal dossier for the Social Housing project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City, with the preliminary project scale and expected capital structure as stated in Section (V) of Proposal No. …. of the Board of Directors dated October …. , 2026, serving as the basis for formulating the plan.

Article 2. To approve the implementation plan: The Company proposes to be considered and approved as the sole investor, or the Company and its partner shall act as co-investors under a mechanism approved by the competent authority in accordance with current laws.

Article 3. To approve the directional financial structure: Owner's equity is VND 207.2 billion; of which the Company's maximum cooperation capital is 51% (equivalent to VND 105.7 billion) and the partner's minimum cooperation capital is 49% (equivalent to VND 101.5 billion); the expected lawful borrowed/mobilized capital is VND 828.8 billion.

Article 4. To approve the investment cooperation form: The Company and its partner shall implement the project through a Business Cooperation Contract (BCC) without establishing a new legal entity.

Article 5. The General Meeting of Shareholders authorizes the Board of Directors to promulgate documents related to the implementation of procedural steps for the Social Housing project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City, in strict compliance with the regulations of competent authorities and current laws.

Article 6. This Resolution was unanimously approved by the General Meeting of Shareholders and takes effect from …../…../2026. The Board of Directors, the Supervisory Board, and the Board of Management of the Company are responsible for the execution of this Resolution./.

Recipients:
- As per Article 6;
- Archived: Admin Dept., GMS.

CHAIRMAN

Le Van Thanh

VINH HA FOOD PROCESSING AND CONSTRUCTION JSC

SOCIALIST REPUBLIC OF VIETNAMI
Independence - Freedom - Happiness

No.: 04/NQ-ĐHĐCĐ/VHF

Hanoi, November….. năm 2026

2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS RESOLUTION

Re: Approval of the proposal for investment research, investment plan, and investment cooperation form for the "High-end apartment, commercial service, and office complex" project at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City.

THE GENERAL MEETING OF SHAREHOLDERS
VINH HA FOOD PROCESSING AND CONSTRUCTION JOINT STOCK COMPANY

- Pursuant to Law on Enterprises No. 59/2020/QH14 and its amending, supplementing, and guiding documents;
- Pursuant to Law on Investment No. 61/2020/QH14; Land Law No. 31/2024/QH15; Housing Law No. 27/2023/QH15; Law on Real Estate Business No. 29/2023/QH15; Construction Law and laws on planning, bidding, credit, environment, fire prevention and fighting, along with amending, supplementing, and guiding documents;
- Pursuant to Decree No. 100/2024/ND-CP dated July 26, 2024 of the Government detailing certain articles of the Housing Law on the development and management of social housing, and its amending and supplementing documents at the time of implementation;
- Pursuant to Resolution No. 171/2024/QH15 (effective April 1, 2025) and Decree No. 75/2025/ND-CP on piloting commercial housing projects through agreements on receiving land use rights or having existing land use rights;
- Pursuant to Decree No. 155/2020/ND-CP as amended and supplemented; Circular No. 96/2020/TT-BTC as amended and supplemented, and internal regulations applicable to large-scale public companies;
- Pursuant to Decision No. 1133/QD-UBND of the Hanoi People's Committee dated March 13, 2026, on approving the Hanoi City Housing Development Plan for the 2026-2030 period;
- Pursuant to the Hanoi Capital Master Plan with a 100-year vision approved by the Hanoi People's Committee under Decision No. 2512/QD-UBND dated May 13, 2026, and announced on June 29, 2026;
- Pursuant to Resolution No. 01/NQ-DHDCD/VHF dated April 22, 2026 of the 2026 Annual General Meeting of Shareholders of Vinh Ha Food Processing and Construction Joint Stock Company;
- Pursuant to the Charter of Organization and Operation, internal corporate governance regulations, financial regulations, and current internal rules of the Company;
- Pursuant to Proposal No. …..2026/TTr-HDQT/VHF dated …../…../2026 of the Board of Directors of the Company, regarding the approval of the proposal for investment research, investment plan, and investment cooperation form for the "High-end apartment, commercial service, and office complex" project at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City.

HEREBY RESOLVES:

Article 1. To approve the policy to research and prepare investment procedures for the "High-end apartment, commercial service, and office complex" project at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City.

Article 2. To approve the plan in which the Company directly acts as the sole investor, or the Company and its partner act as co-investors in accordance with the decisions of competent authorities and current laws.

Article 3. To preliminarily approve the estimated total investment for the project of approximately VND 3,160 billion; with a reference equity/cooperation capital of VND 632 billion serving as the project research limit.

Article 4. To approve the investment cooperation form between the Company and the Partner under a Business Cooperation Contract (BCC); with a capital structure wherein the Company contributes a minimum of 30% and the Partner contributes a maximum of 70% of the cooperation capital.

Article 5. The General Meeting of Shareholders authorizes the Board of Directors to promulgate documents related to the implementation of procedural steps for the "High-end apartment, commercial service, and office complex" project at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City, in strict compliance with the regulations of competent authorities and current laws.

Article 6. This Resolution was unanimously approved by the General Meeting of Shareholders and takes effect from ...../...../2026. The Board of Directors, the Supervisory Board, and the Board of Management of the Company are responsible for the execution of this Resolution./.

Recipients:
- As per Article 6;
- Archived: Admin Dept., GMS.

CHAIRMAN

Le Van Thanh

VINH HA FOOD PROCESSING AND CONSTRUCTION JSC.

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, November ... , 2026

MEETING MINUTES
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

Today, at ... hours on November ... , 2026, at the head office of the Company at No. 9A Vinh Tuy Street, Vinh Tuy Ward, Hanoi City, the General Meeting of Shareholders (GMS) of Vinh Ha Food Processing and Construction Joint Stock Company was convened by the Chairman of the Board of Directors (BOD).

Chairperson of the Meeting: Mr. Le Van Thanh - Chairman of the BOD.

At the proposal of the Chairperson, the GMS unanimously appointed:

1. The Secretariat of the Meeting consisting of:

- Mr.:
- Ms.:

2. The following members to:

Shareholder Qualification Verification Committee:

- Ms.:
- Ms.:

Vote Counting Committee of the General Meeting:

- Mr.:	**Head of the Committee**
- Ms.:	**Member**
- Ms.:	**Member**

I. THE SHAREHOLDER QUALIFICATION VERIFICATION COMMITTEE REPORTED THE VERIFICATION RESULTS:

1. Total number of shareholders invited to attend the meeting: **...** shareholders - Corresponding to a total number of voting shares of: **21,500,000** shares.

2. Total number of shareholders attending the meeting: **...** shareholders - Corresponding to: **...** voting shares, accounting for **...%** of the total voting shares of the entire Company.

3. Conclusion: The General Meeting of Shareholders is eligible to proceed in accordance with the Charter on organization and operation of the Company.

(The Minutes of Shareholder Qualification Verification are attached hereto)

II. APPROVAL OF THE INVESTMENT POLICY AND INVESTMENT COOPERATION PLAN FOR THE SOCIAL HOUSING PROJECT AT NO. 2 NGUYEN BO, THANH TRI, HANOI

Mr. ... - Authorized by the BOD, read the Proposal for approval of the investment policy and investment cooperation plan for the Social Housing Project at No. 2 Nguyen Bo, Thanh Tri, Hanoi, under Document No.: /TTr-HĐQT-VHF dated November , 2026.

After discussion, the GMS resolved:

1. To approve the policy for the Company to research, prepare, and submit the project proposal dossier for the Social Housing Project at No. 2 Nguyen Bo, Thanh Tri Commune, Hanoi City, with the preliminary project scale and expected capital structure specified in Section (V) as the basis for formulating the plan.

2. To approve the plan: The Company proposes to be considered and approved as the project investor, or for the Company and its partner(s) to act as co-investors in accordance with the mechanism approved by the competent authority and in compliance with current laws.

3. To approve the policy of cooperation via a Business Cooperation Contract (BCC), without establishing a new legal entity.

4. To approve the indicative financial structure: Equity of VND 207.2 billion, in which the Company contributes a maximum of 51% (equivalent to VND 105.7 billion) and the cooperating partner(s) contribute a minimum of 49% (equivalent to VND 101.5 billion); expected loans / legally mobilized capital of VND 828.8 billion.

5. To assign the BOD to approve matters within its authority to organize the implementation of subsequent related procedures under the authority of the BOD.

Voting results:

• Number of affirmative votes: ..., representing 100% of the total voting shares attending the meeting.

• Number of negative votes: 0 (zero)

(The Vote Counting Minutes are attached hereto)

III. APPROVAL OF THE INVESTMENT POLICY AND INVESTMENT COOPERATION PLAN FOR THE PROJECT OF HIGH-END APARTMENT, COMMERCIAL SERVICE, AND OFFICE COMPLEX AT 9A VINH TUY – 780 MINH KHAI, VINH TUY WARD, HANOI

Mr. ... - Authorized by the BOD, read the Proposal for approval of the investment policy and investment cooperation plan for the Project of High-End Apartment, Commercial Service, and Office Complex at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City, under Document No.: /TTr-HĐQT-VHF dated November , 2026.

After discussion, the GMS resolved:

1. To approve the policy to research and prepare investment procedures for the Project of "High-End Apartment, Commercial Service, and Office Complex" at 9A Vinh Tuy - 780 Minh Khai, Vinh Tuy Ward, Hanoi City.

2. To approve the plan for the Company to directly act as the project investor, or for the Company and its partner(s) to act as co-investors pursuant to the decision of the competent authority, in compliance with current legal regulations.

3. To preliminarily agree on the total investment capital of the project at approximately VND 3,160 billion; reference equity / contributed cooperation capital of VND 632 billion as the limit for project research.

4. To approve the policy on the form of investment cooperation between the Company and its Partner(s) via a Business Cooperation Contract (BCC); with a capital structure where the Company contributes a minimum of 30% and the partner(s) contribute a maximum of 70%.

5. To assign the BOD to approve matters within its authority to organize the implementation of subsequent related procedures under the authority of the BOD.

Voting results:

• Number of affirmative votes: ..., representing 100% of the total voting shares attending the meeting.

• Number of negative votes: 0 (zero)

(The Vote Counting Minutes are attached hereto)

IV. DISMISSAL OF MEMBER OF THE BOARD OF DIRECTORS FOR THE 2026–2031 TERM

Mr. ..., on behalf of the BOD, read the full text of the Proposal of the Board of Directors regarding the dismissal and replacement election of a Member of the Board of Directors of the Company; Document No.: /TTr-HDQT-VHF dated November , 2026.

After discussion, the GMS resolved:

To approve the dismissal of Mr. Le Van Thanh anh Luu Thi Tuyet Mai from the position of Member of the Board of Directors for the 2026–2031 term.

Voting results:

• Number of affirmative votes: ..., representing 100% of the total voting shares attending the meeting.

• Number of negative votes: 0 (zero)

(The Vote Counting Minutes are attached hereto)

V. REPLACEMENT ELECTION OF MEMBER OF THE BOARD OF DIRECTORS FOR THE 2026–2031 TERM

Mr. ..., on behalf of the BOD, read the full text of the Proposal of the Board of Directors regarding the nomination of personnel for the replacement election of a Member of the Board of Directors of the Company; Document No.: /TTr-HDQT-VHF dated November , 2026.

Election vote counting results:

No.	Full Name	Title	Number of Votes	Result
1	...	Member of the BOD		Elected
2	...	Member of the BOD		Elected

(The Vote Counting Minutes are attached hereto)

VI. APPROVAL OF THE RESOLUTION OF THE GENERAL MEETING

Ms. ... - Secretary of the General Meeting, read the full text of the draft Resolution of the 2026 Extraordinary General Meeting of Shareholders; Document No.: 02/NQ-DHDCD/VHF, 03/NQ-DHDCD/VHF, 04/NQ-DHDCD/VHF dated November , 2026.

After discussion, the GMS resolved:

The General Meeting of Shareholders unanimously approved and accepted the full validity of the Resolution of the 2026 Extraordinary General Meeting of Shareholders; Document No.: 02/NQ-DHDCD/VHF, 03/NQ-DHDCD/VHF, 04/NQ-DHDCD/VHF dated November , 2026.

Resolution No.: 02/NQ-DHDCD/VHF, 03/NQ-DHDCD/VHF, 04/NQ-DHDCD/VHF dated November , 2026 of the General Meeting of Shareholders of the Company takes effect from November , 2026.

Voting results:

• Number of affirmative votes: **175**, representing 100% of the total voting shares attending the meeting.

• Number of negative votes: 0 (zero)

The General Meeting of Shareholders assigned the Board of Directors, the Supervisory Board, and the Board of Management of the Company, based on the contents approved at this meeting, to organize the implementation.

These Minutes were read before the GMS by the Secretary and were approved by the GMS via voting, with 100% of attending shareholders voting in favor. No shareholder raised any other opinion.

The meeting adjourned at 11:30 a.m. on the same day.

THE SECRETARIAT	THE CHAIRPERSON
	Le Van Thanh