

MEETING MINUTES  
ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

**Name of organization:** VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY ("THE "COMPANY").

**Head office:** Vinahud Building, No. 105 Nguyen Ba Khoan Street, Trung Hoa Ward, Cau Giay District, Hanoi City (now Vinahud Building, No. 105 Nguyen Ba Khoi Street, Yen Hoa Ward, Hanoi City).

**The Certificate of Enterprise Registration No.** 0102294285 was first issued by the Business Registration and Enterprise Finance Office - Hanoi Department of Finance on June 19, 2007, registered for amendment and supplementation from time to time.

**Stock code:** VHD

Today at 08:00 on June 12, 2026, at VINAHUD Building, No. 105 Nguyen Ba Khoan Street, Yen Hoa Ward, Hanoi City, the Company's Annual General Meeting of Shareholders in 2026 was conducted with the following contents:

**A. PART I – SHAREHOLDER STATUS CHECK REPORT**

1. Total number of shareholders and shareholder representatives entitled to attend the 2026 Annual General Meeting of Shareholders – The 2nd Organization (hereinafter referred to as "Congress") is **212** shareholders are organizations and individuals, owning and representing a total of 38,000,000 outstanding ordinary shares of VINAHUD Company (*According to the general list of securities holders exercising their rights made by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the last date of registration 18/5/2026*).
2. The Congress heard Ms. Nguyen Thi Thuy – The Head of the Shareholder Eligibility Examination Committee shall announce the results of the examination to certify the status of shareholders and shareholders' representatives attending the meeting as follows:  
The total number of shareholders and shareholder representatives actually attending the General Meeting (registered at the time of opening at 08:00 on June 12, 2026) is: **16** shareholders, owning or representing **16.343.851** shares corresponding to **43,01%** the total number of outstanding ordinary shares of the Company.  
*(The Shareholder Eligibility Examination Board continues to update the number of shareholders registered to attend after the opening of the General Meeting; the total number of shareholders and representatives of shareholders actually attending the General Meeting is 20 shareholders, owning or representing 16.343.963 shares*

*corresponding to 43,01% total outstanding voting ordinary shares of VINAHUD Company).*

According to the provisions of the Law on Enterprises, the Company's Charter, the 2nd Annual General Meeting of Shareholders in 2026 held by the Company is valid, legal and eligible to proceed. Shareholders and shareholder representatives attending the meeting have the right to vote according to the number of shares they own or represent.

*(The report on inspection of shareholder status, the list of shareholders/shareholder representatives who actually attend the meeting and the number of shares they own or represent are attached to this Minutes).*

## **B. PART II – OPENING OF THE CONGRESS**

Ms. Nguyen Thi Thuy on behalf of the Organizing Committee of the Company announced the opening of the Congress.

1. The congress shall vote in the form of holding up voting cards and giving opinions on the following contents:

### **1.1. Working Regulations of the Congress**

The General Meeting listened to Ms. Nguyen Thi Thuy – Head of the Shareholder Eligibility Examination Committee presenting the draft Working Regulations of the General Meeting.

The Congress voted to approve the Working Regulations of the Congress with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

### **1.2. Agenda of the General Meeting**

The Congress listened to Mr. Nguyen Hai Dang presenting the Draft Congress Program on behalf of the Organizing Committee.

The General Meeting voted to approve the General Meeting Program with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*

- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**2. Approving the list of the Presidium, including:**

1. Mr. Truong Quang Minh - Chairman of the Board of Directors - Chairman of the meeting

2. Mr. Bui Thanh Son - Member of the Board of Directors

3. Mr. Phan Anh Tuan - Member of the Board of Directors – Deputy General Director

The Congress voted to approve the Presidium of the Congress with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**2.2. Through the Secretariat List:**

1. Ms. Nguyen Thi Van Anh - Head of the Department

2. Ms. Pham Thao Van - Member

The Congress voted to approve the Secretariat of the Congress with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**2.3. Vote counting committee:**

1. Ms. Nguyen Thi Thuy – Head of the Committee;

2. Mr. Nguyen Trong Hieu – Member;

3. Ms. Nguyen Thi Thu Huong – Member;

The Congress voted to approve the Vote Counting Committee with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*

- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**C. PART III - CONTENTS PRESENTED AT THE CONGRESS**

1. Mr. Phan Anh Tuan – Deputy General Director – presented to the Congress:
  - Report No. 01/2026/BC/VINAHUD-BGD of the Board of Directors on production and business results in 2025 and Plan for 2026;
2. Mr. Truong Quang Minh – Chairman of the Board of Directors – presented to the Congress:
  - Report No. 02/2026/BC/VINAHUD-HDQT of the Board of Directors on the performance of the Board of Directors and each member of the Board of Directors;
3. Mr. Mai Kien – Head of the Supervisory Board – presented to the Congress:
  - Report No. 03/2026/BC/VINAHUD-BKS of the Supervisory Board;
  - Approving the Report No. 01/2026/TTr/VINAHUD-BKS on authorizing the Board of Directors to select an audit unit in 2026.
4. Ms. Khuong Thi Huong – Chief Accountant – presented to the Congress:
  - Report No. 02/TTr/VINAHUD-HDQT on the approval of the audited financial statements for 2025;
  - Report No. 03/2026/TTr/VINAHUD-HDQT on the distribution of profits in 2025;
  - Report No. 04/2026/TTr/VINAHUD – HDQT on approving the plan to pay remuneration to the Board of Directors and the Supervisory Board in 2025 and the plan for 2026

*(The Reports and Proposals presented at the General Meeting are included in the Documents of the Annual General Meeting of Shareholders in 2026 which have been posted on the Company's website).*

**D. PART IV – ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS, SUPERVISORY BOARD FOR THE TERM 2026-2031**

1. Mr. Truong Quang Minh - Chairman of the Board of Directors of the Company presented:
  - Report No. 05/2026/TTr/VINAHUD-HDQT on the Plan to elect members of the Board of Directors and members of the Supervisory Board of the Company for the term 2026-2031
  - Report on the list of candidates, nomination of members of the Board of Directors and the Supervisory Board for the term 2026-2031.

The General Meeting voted to approve the Report No. 05/2026/TTr/VINAHUD-HDQT on the Plan on election of members of the Association Co-Governance and Success Pellets The Company's Supervisory Board for the term 2026-2031

  - *Total votes of shareholders attending the meeting: 16,343,963 votes.*

- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

The General Meeting voted to approve List of candidates and nominations for members of the Board of Directors, Supervisory Board for the term 2026-2031 with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

Thus, the General Meeting unanimously approved the List of 03 candidates for members of the Board of Directors of the Company, namely Mr. Truong Quang Minh, Mr. Bui Thanh Son, Mr. Phan Anh Tuan and 03 candidates for members of the Supervisory Board of the Company, namely Mr. Mai Kien, Ms. Pham Thanh Huyen and Mr. Le Viet Bang.

2. Ms. Nguyen Thi Thuy – Head of the Vote Counting Committee presented to the General Meeting of the Regulation on the Election of Members of the Board of Directors, Supervisory Board.

The General Meeting voted to approve Election Regulations with the following results:

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

3. The General Meeting conducts the election of members of the Board of Directors and Supervisory Board according to the principle of cumulative voting.

4. The Congress took a break.
5. Ms. Nguyen Thi Thuy - Head of the Vote Counting Committee announced before the General Meeting the Minutes of vote counting for members of the Board of Directors and members of the Supervisory Board of the Company for the term 2026-2031 ("*Minutes of vote counting enclosed with this Minutes*"), the specific results are as follows:
  - Members of the Board of Directors:
    - + Mr. Truong Quang Minh Achieved the number of voting rights: 16,344,187 votes, accounting for 100,001%, elected as a member of the Board of Directors of the Company for the term 2026-2031
    - + Mr. Bui Thanh Son Achieved the number of voting rights: 16,343,851 votes, accounting for 99.999%, elected as a member of the Board of Directors of the Company for the term 2026-2031
    - + Mr. Phan Anh Tuan Achieved the number of voting rights: 16,343,851 votes, accounting for 99.999%, elected as a member of the Board of Directors of the Company for the term 2026-2031
  - Members of the Supervisory Board:
    - + Mr. Le Viet Bang Reaching the number of voting rights: 16,343,851 votes, accounting for 99.999%, elected members of the Company's Supervisory Board for the term 2026-2031
    - + Ms. Pham Thanh Huyen Reaching the number of voting rights: 16,343,851 votes, accounting for 99.999%, elected members of the Company's Supervisory Board for the term 2026-2031
    - + Mr. Mai Kien Achieved the number of votes: 16,344,187 votes, accounting for 100,001%, was elected as a member of the Company's Supervisory Board for the term 2026-2031

#### **D. PART V - DISCUSSION OF SHAREHOLDERS AT THE GENERAL MEETING**

Mr. Truong Quang Minh - Chairman of the General Meeting moderated the discussion program of shareholders on the reports and submissions in the meeting agenda (details attached).

#### **E. PART VI – VOTING ON REPORTS AND SUBMISSIONS AT THE GENERAL MEETING**

The shareholders voted to approve the reports and proposals presented at the General Meeting in the form of giving opinions on the voting slip that was distributed by the Organizing Committee in the General Meeting document set for each voting slip with the following results:

1. **Approval of Report No. 01/2026/BC/VINAHUD-BGD of the Board of Directors on production and business results in 2025 and the Plan for 2026:**
  - *Total votes of shareholders attending the meeting: 16,343,963 votes.*
  - *Total valid votes: 16,343,963 votes*
  - *Total invalid votes: 0 votes*

- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- 2. Approving the Report No. 02/2026/BC/VINAHUD-HDQT of the Board of Directors on the performance of the Board of Directors and each member of the Board of Directors:**
- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
  - *Total valid votes: 16,343,963 votes*
  - *Total invalid votes: 0 votes*
  - *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- 3. Approval of Report No. 03/2026/BC/VINAHUD-BKS of the Supervisory Board:**
- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
  - *Total valid votes: 16,343,963 votes*
  - *Total invalid votes: 0 votes*
  - *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- 4. Approving the Report No. 01/2026/TTr/VINAHUD-BKS on the Authorization of the Board of Directors to select an audit unit in 2026:**
- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
  - *Total valid votes: 16,343,963 votes*
  - *Total invalid votes: 0 votes*
  - *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
  - *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**5. Approval of Report No. 02/TTr/VINAHUD-HDQT on the Approval of the audited 2025 financial statements:**

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**6. Approving the Report No. 03/2026/TTr/VINAHUD-HDQT on the distribution of profits in 2025:**

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**7. Approving the Report No. 04/2026/TTr/VINAHUD – Board of Directors on approving the plan to pay remuneration to the Board of Directors and the Supervisory Board in 2025 and the plan for 2026:**

- *Total votes of shareholders attending the meeting: 16,343,963 votes.*
- *Total valid votes: 16,343,963 votes*
- *Total invalid votes: 0 votes*
- *Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*
- *Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.*

**H. PART VII - CLOSING AND CLOSING OF THE CONGRESS**

1. Ms. Nguyen Thi Van Anh - Head of the Secretariat read the draft Minutes and Resolution.
2. The Congress unanimously approved the full text of the draft Minutes and Resolutions of the Congress by holding up voting cards and giving opinions by voting votes with specific results as follows:
  - *Total votes of shareholders attending the meeting: 16,343,963 votes.*

- Total valid votes: 16,343,963 votes
  - Total invalid votes: 0 votes
  - Total votes in favor: 16,343,963 votes, accounting for 100% of the total votes of shareholders attending and voting at the General Meeting.
  - Total votes against the Meeting: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.
  - Total number of votes with no opinions: 0 votes account for 0% of the total votes of shareholders attending and voting at the General Meeting.
3. The contents agreed and voted for at the meeting were concretized into the Resolution of the 2026 Annual General Meeting of Shareholders of VINAHUD Housing and Urban Development Investment Joint Stock Company.
  4. Mr. Nguyen Hai Dang – on behalf of the Organizing Committee announced the closing of the Congress.
  5. This record was made at 10:30 a.m. on June 12, 2026 and was made into 02 (two) originals with the same legal validity.

**SECRETARY OF THE  
CONGRESS**

**NGUYEN THI VAN ANH**

**PHAM THAO VAN**

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



**TRUONG QUANG MINH  
Chairman of the Board of Directors**



**APPENDIX TO THE LIST OF SHAREHOLDERS AND SHAREHOLDERS'  
REPRESENTATIVES ATTENDING THE MEETING**

**ENCLOSED WITH THE MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF  
SHAREHOLDERS**

**VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK  
COMPANY**

STT	Names of shareholders attending the meeting	Shareholders' representatives attending the meeting (if any)	Number of shares owned/representative	Number of votes
1.	TRUONG QUANG		7.685.900	7.685.900
2.	MINH		1.714.100	1.714.100
3.	PHAM THI HANH	PHAN ANH TUAN	9.100	9.100
4.			861.000	861.000
5.	DOAN THI THANH HUYEN	PHAN ANH TUAN	344.000	344.000
6.	PHAM THI DIEP	PHAN ANH TUAN	269.900	269.900
7.	PHAM THI HONG	TRUONG QUANG MINH	342.944	342.944
8.	BUI DUC HANH	TRUONG QUANG MINH	343.000	343.000
9.	BUI THANH CONG	TRUONG QUANG MINH	293.946	293.946
10.			84.700	84.700
11.	LE THI THANH BINH	PHAN ANH TUAN	72.701	72.701
12.	NGUYEN THI NGOC OANH	TRUONG QUANG MINH	343.000	343.000
13.	VU NAM CHUNG	TRUONG QUANG MINH	3.640.700	3.640.700
14.	TRUONG THANH		330.000	330.000
15.	MINH		7.500	7.500
16.	NGUYEN HOA LU		1.360	1.360
17.	CHU KHAI HOAN		10	10
18.	NGUYEN THI HA		100	100
19.	DO HUY NGOC		1	1
20.	VO TA QUYEN		1	1
<b>TOTAL:</b>			<b>16.343.963</b>	<b>16.343.963</b>



**APPENDIX TO SHAREHOLDERS' DISCUSSIONS**  
**ENCLOSED WITH THE MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY**

STT	Shareholder Name	Shareholder Questions	Content of the reply
1.	Vo Ta Quyen	A few days ago, the Company completed the transfer of 100% of the contributed capital at Friends Investment and Construction Co., Ltd. ("Friends"), the Board of Directors should tell us more about the partner receiving the capital transfer at Friends as well as the organization that will work with Vinahud to implement the Grand Mercure Hoi An Project?	The partner to receive the transfer of 100% of the contributed capital at Friends from Vinahud is DIAMOND CROWN HOMES CO., LTD., a reputable residential and resort real estate developer, which has implemented many projects, has the potential to implement and has solid financial capacity due to the sponsorship of many financial institutions.
2.	Chu Khai Hoan	Does Vinahud have a plan to overcome the lack of public status?	Based on the goals and expected results after the 2026 Semi-Annual Financial Statement, Vinahud expects the business situation to improve. The company is striving to implement solutions and business goals to save costs, improve and optimize business results and meet the conditions for public companies according to current regulations.
3.	Nguyen Thi Ha	In 2026, Vinahu plans to make a profit of VND 11 billion before tax. Meanwhile, in the first quarter of 2026, it lost VND 23 billion and reported a loss for 2 consecutive years. So, on what basis is the plan set by the Board of Directors based? What strategy does the company have in the remaining 3 quarters of the year to complete the above plan?	In addition to focusing on completing the transfer of all jobs related to the Grand Mercure Hoi An project and Friends Investment and Construction Co., Ltd., Vinahud will continue to promote project management and development consulting in the third and fourth quarters of 2026. With the operating capacity, current apparatus as well as the accumulated experience, Vinahud expects the project development consulting segment to become an important source of profit contribution in the near future. At the same time, Vinahud still maintains and develops existing business activities such as commercial business, office leasing,... and constantly approach new partners to find business opportunities and catch up with modern trends.



