

MINUTES

**2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
VC9 - NO.9 CONSTRUCTION JOINT STOCK COMPANY**

I. Time and Venue

Time: 13:30 PM April 17, 2026,

Location: 10th Floor, REYNA HOTEL HANOI, No. 39 Me Tri Street, Tu Liem Ward, Hanoi City

VC9 -No. 9 Construction Joint Stock Company (the "Company"), Enterprise Code: 0101051096, with its registered address at 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam, held its 2026 Annual General Meeting of Shareholders (hereinafter referred to as the "Meeting" or "AGM").

II. REPORT ON VERIFICATION OF SHAREHOLDER ELIGIBILITY TO ATTEND THE MEETING

Mrs. Dinh Thi Lan – Head of the Shareholder Eligibility Verification Committee – read the Shareholder Eligibility Verification Report immediately prior to the opening of the Meeting (Verification Report dated April, 05, 2026), with the following results:

Total current number of shares of the Company: 17.000.000 shares, including:

- Treasury shares: 304.800 shares
- Total number of voting shares: 16.695.200 shares
- Total number of shareholders of the Company: 1.091 shareholders holding 16.695.200 shares, equivalent to 100% of the total shares with voting rights of the Company (*according to the shareholder list as of March 05, 2026, provided by the Vietnam Securities Depository and Clearing Corporation*).
- Total number of shareholders attending the Meeting: 17 shareholders, representing 11.577.045 shares, accounting for 69,34% of the Company's total voting shares.

Breakdown as follows:

- Number of shareholders attending in person: 10 shareholders
- Number of shareholders attending by proxy: 07 shareholders

(As of the time of voting, the total number of shareholders attending/in attendance by proxy remained 17, representing 11.577.045 shares, accounting for 69,34% of the Company's total voting shares.)



Accordingly, pursuant to Clause 1, Article 145 of the Law on Enterprises 2020 and the Charter of Construction Joint Stock Company No. 9 – VC9, the 2026 Annual General Meeting of Shareholders of the Company is duly qualified to be conducted.

III. AGENDA AND CONTENT OF THE MEETING

1. Introduction of the Chairperson and the Presidium

The Organizing Committee introduced the Chairperson and members of the Presidium of the Meeting, consisting of the following individuals:

- Mr. Vu Duc Cuong – Chairman of the Board of Directors – Chairperson of the Meeting
- Mr. Nguyen Van Oanh – General Director – Member of the Presidium
- Mrs. Lai Thi Lan – Chief Accountant of the Company – Member of the Presidium

The Chairperson and the Presidium assumed their responsibilities and exercised the authority to preside over the Meeting.

2. Appointment of the General Assembly Secretariat

Mr. Vu Duc Cuong, the Chairman of the General Assembly, appointed the General Assembly Secretariat, consisting of the following members:

- Mr Nguyen Van Cuong - Head of the Secretariat
- Mrs Vu Thi Phuong Hang - Member of the Secretariat

The Secretariat will receive and carry out its duties at the General Assembly.

3. Approval of the Rules of Organization and Voting at the General Meeting, the Regulations on Election of additional members of the Board of Directors and the Supervisory Board for the 2025–2030 term, as well as the Meeting Agenda and the composition of the Vote Counting Committee.

3.1 Through the Organizational Regulations and Voting of the General Assembly

The voting to approve the Organizational Regulations and the voting of the General Assembly is conducted by raising Voting Cards.

Result: 100% of the shareholders present at the General Assembly have agreed to approve the Organizational Regulations of the General Assembly.

3.2. Approval of the Regulations on the election of additional members of the Board of Directors and the Supervisory Board for the 2025–2030 term

The vote to approve the election rules for the additional members of the Board of Directors was conducted by a show of voting cards.

Result: 100% of the shareholders present at the meeting agreed to approve the election rules.

3.2 Approval of the Agenda of the General Meeting

The vote to approve the agenda of the General Meeting was conducted by a show of voting cards.

Result: 100% of the shareholders present at the meeting agreed to approve the agenda of the General Meeting.

3.3 Approval of the Vote Counting Committee

The Chairman introduced the members of the Vote Counting Committee for the General Assembly to approve, consisting of the following individuals:

- Mrs. Nguyễn Như Quỳnh – Head of the Vote Counting Committee
- Mrs. Đinh Thị Lan – Member of the Vote Counting Committee
- Mrs. Dương Linh Trang – Member of the Vote Counting Committee

Shareholders did not nominate or propose any additional candidates and had no objections to the list of Vote Counting Committee members nominated by the Chairman. The General Assembly proceeded to approve the composition of the Vote Counting Committee by a show of hands.

Result: 100% of the shareholders present at the meeting agreed to approve the composition of the Vote Counting Committee.

4. Content of the Reports and Proposals at the General Meeting

At the meeting, the Presidium presented the following Reports and Proposals:

- Report from the Board of Directors and the General Director on the results of activities in 2025 and the plan for 2026.
- Report on the activities of the Supervisory Board in 20245.
- Proposal for the approval of the audited financial statements for 2025.
- Proposal for the approval of the list of independent auditing firms to audit the Company's financial statements for 2026.
- Proposal for the approval of the profit distribution plan for 2025 and the remuneration for the Board of Directors and Supervisory Board in 2025, and the remuneration plan for 2026.
- Submission on the approval of amendments and updates to business lines, and the corresponding amendments to the Company's Charter resulting from such changes.
- Submission on the approval of the private placement plan of shares to investors.
- Submission on the dismissal and election of additional members of the Board of Directors and the Supervisory Board of the Company for the 2025–2030 term.
- Announcement of the list of candidates for the election of additional members of the Board of Directors and the Supervisory Board for the 2025–2030 term.

5. Discussion Points at the General Meeting

Shareholders/authorized representatives attending the meeting discussed the reports and proposals of the Board of Directors, the Supervisory Board, and the financial statements for

the year 2025 of the Company. The discussion content at the meeting has been recorded by the Secretariat in the Appendix attached to this meeting minutes.

6. Voting to approve the matters presented at the General Meeting and the election of additional members of the Board of Directors and the Supervisory Board of the Company for the 2025–2030 term.

The Head of the Vote Counting Committee instructed the shareholders to vote on the matters presented at the General Meeting by secret ballot, and to elect additional members of the Board of Directors and the Supervisory Board for the 2025–2030 term using the cumulative voting method

6.1 Voting Results by Ballot:

The General Assembly of Shareholders conducted a secret vote to approve the Reports and Proposals of the Board of Directors and the Supervisory Board. The voting results are as follows:

- *Total number of voting ballots issued (distributed): 17 votes, equivalent to 11.577.045 shares, representing 100% of the total voting shares of the Company.*
- *Total number of voting ballots collected and voted (received): 17 votes, of which:*

Content 1. To approve the Report from the Board of Directors and the General Director on the results of activities in 2025 and the plan for 2026

- ✚ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✚ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✚ *Number of votes in favor: 15 votes, equivalent to 11.574.495 shares, representing 99,98% of the total voting ballots of shareholders attending and voting at the meeting*
- ✚ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✚ *Number of abstentions: 01 votes, equivalent to 2.500 shares, representing 0,02% of the total voting ballots of shareholders attending and voting at the meeting*

Content 2. To approve the Report on the activities of the Supervisory Board in 2025

- ✚ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✚ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✚ *Number of votes in favor: 15 votes, equivalent to 11.574.495 shares, representing 99,98% of the total voting ballots of shareholders attending and voting at the meeting*
- ✚ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✚ *Number of abstentions: 01 votes, equivalent to 2.500 shares, representing 0,02% of the total voting ballots of shareholders attending and voting at the meeting*

Content 3. To approve the audited Financial Statements for 2025 (According to Proposal No. 24/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 15 votes, equivalent to 11.574.495 shares, representing 99,98% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 01 votes, equivalent to 2.500 shares, representing 0,02% of the total voting ballots of shareholders attending and voting at the meeting*

Content 4. To approve the list of independent audit firms to audit the Company's financial statements for 2025 (According to Proposal No. 25/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 15 votes, equivalent to 11.574.495 shares, representing 99,98% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 01 votes, equivalent to 2.500 shares, representing 0,02% of the total voting ballots of shareholders attending and voting at the meeting*

Content 5. To approve the profit distribution plan for 2024 (According to Proposal No. 26/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 14 votes, equivalent to 11.492.395 shares, representing 99,27% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 02 votes, equivalent to 84.600 shares, representing 0,73% of the total voting ballots of shareholders attending and voting at the meeting*

Content 6. To approve the remuneration payment for the Board of Directors and the Supervisory Board for 2024 and the remuneration plan for 2025 (According to Proposal No. 26/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 14 votes, equivalent to 11.492.395 shares, representing 99,27% of the total voting ballots of shareholders attending and voting at the meeting*

- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 02 votes, equivalent to 84.600 shares, representing 0,73% of the total voting ballots of shareholders attending and voting at the meeting*

Content 7. Approval of the election of members of the Board of Directors and the Supervisory Board for the term 2025-2030 (As per Proposal No. 27/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 15 votes, equivalent to 11.574.495 shares, representing 99,98% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 01 votes, equivalent to 2.500 shares, representing 0,02% of the total voting ballots of shareholders attending and voting at the meeting*

Content 8. Approval of the private placement plan of shares to investors (As per Proposal No. 28/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 14 votes, equivalent to 11.492.395 shares, representing 99,27% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 02 votes, equivalent to 84.600 shares, representing 0,73% of the total voting ballots of shareholders attending and voting at the meeting*

Content 9. Approval of the dismissal of Mr. Nguyen Viet Cuong from the position of Independent Member of the Board of Directors and the dismissal of Mr. Tran Manh Hieu from the position of Member of the Supervisory Board (As per Proposal No. 29/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ *Total number of valid voting ballots: : 16 votes, equivalent to 11.576.995 shares*
- ✦ *Total number of invalid voting ballots: 0 votes, equivalent to 0 shares*
- ✦ *Number of votes in favor: 14 votes, equivalent to 11.492.395 shares, representing 99,27% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of votes against: 0 votes, equivalent to 0 shares, representing 0% of the total voting ballots of shareholders attending and voting at the meeting*
- ✦ *Number of abstentions: 02 votes, equivalent to 84.600 shares, representing 0,73% of the total voting ballots of shareholders attending and voting at the meeting*

Content 10. Approval of the election of additional Independent Member(s) of the Board of Directors and Member(s) of the Supervisory Board for the 2025–2030 term (As per Proposal No. 29/2026/TTr/VC9-HĐQT dated April 27, 2026).

- ✦ Tổng số phiếu biểu quyết hợp lệ: 16 phiếu, tương đương 11.576.995 cổ phần
- ✦ Tổng số phiếu biểu quyết không hợp lệ: 0 phiếu, tương đương 0 cổ phần,
- ✦ Số phiếu tán thành: 13 phiếu biểu quyết, tương đương 11.491.895 cổ phần, chiếm 99,26% tổng số phiếu biểu quyết của cổ đông tham dự và biểu quyết tại Đại hội.
- ✦ Số phiếu không tán thành: 01 phiếu biểu quyết, tương đương 500 cổ phần, chiếm 0,004% tổng số phiếu biểu quyết của cổ đông tham dự và biểu quyết tại Đại hội.
- ✦ Số phiếu không có ý kiến: 02 phiếu biểu quyết, tương đương 84.600 cổ phần, chiếm 0,73% tổng số phiếu biểu quyết của cổ đông tham dự và biểu quyết tại Đại hội.

6.2. Content of the Voting Results for the Election of Board of Directors Members for the Term 2025-2030

Total number of voting ballots issued at the General Meeting :	17 voting ballots
Number of additional members of the Board of Directors to be elected for the 2025–2030 term:	01 members
Total number of votes counted	17 votes, corresponding to 100% of the votes cast and participated in the election
Of which: + Valid votes:	16 votes, equivalent to 11.576.995 shares, representing 100% of the total voting ballots of shareholders attending and voting at the meeting
+ Invalid votes	01 votes, corresponding to 0% of the votes cast and participated in the election

The results of the vote for the election of Board of Directors members are as follows:

No.	Candidate's Name	Number of Votes Received	Election Rate (%) (Based on the total number of votes from all shareholders attending and voting at the meeting)
1	Mrs Tran Thị Ha Thu	11.576.995	100%

D. Content of the Voting Results for the Election of Supervisory Board Members for the Term 2025-2030

Total number of voting ballots issued at the General Meeting:	17 voting ballots
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Number of additional members of the Supervisory Board to be elected for the 2025–2030 term:	01 members
Total number of votes counted	17 votes, corresponding to 100% of the votes cast and participated in the election
Of which: + Valid votes:	16 votes, equivalent to 11.576.995 shares, representing 100% of the total voting ballots of shareholders attending and voting at the meeting
+ Invalid votes	01 votes, corresponding to 0% of the votes cast and participated in the election

The results of the vote for the members of the Supervisory Board are as follows :

No.	Candidate's Name	Number of Votes Received	Election Rate (%) (Based on the total number of votes from all shareholders attending and voting at the meeting)
1	Mrs Le Thi Lan Phuong	11.576.995	100%

III. ISSUES APPROVED BY THE GENERAL ASSEMBLY

1. Based on the above voting results, in accordance with the Regulations on the Organization of the General Meeting, the following issues have been approved: :

No.	Content Approved	Percentage of Total Votes from All Shareholders Attending and Voting at the Meeting (%)
1.	Approval of the Board of Directors' and the General Director's Report on the 2025 activities and the 2026 plan	99,98%
2.	Approval of the Supervisory Board's Activity Report for 2025	99,98%
3.	Approve the audited Financial Statements for 2025 (According to Proposal No. 24/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,98%
4.	Approve the list of independent audit firms to audit the Company's financial statements for 2025 (According to Proposal No. 25/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,98%
5.	Approve the profit distribution plan for 2024 (According to Proposal No. 26/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,27%

No.	Content Approved	Percentage of Total Votes from All Shareholders Attending and Voting at the Meeting (%)
6.	Approve the remuneration payment for the Board of Directors and the Supervisory Board for 2024 and the remuneration plan for 2025 (According to Proposal No. 26/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,27%
7.	Approval of the election of members of the Board of Directors and the Supervisory Board for the term 2025-2030 (As per Proposal No. 27/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,98%
8.	Approval of the private placement plan of shares to investors (As per Proposal No. 28/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,27%
9.	Approval of the dismissal of Mr. Nguyen Viet Cuong from the position of Independent Member of the Board of Directors and the dismissal of Mr. Tran Manh Hieu from the position of Member of the Supervisory Board (As per Proposal No. 29/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,27%
10.	Approval of the election of additional Independent Member(s) of the Board of Directors and Member(s) of the Supervisory Board for the 2025–2030 term (As per Proposal No. 29/2026/TTr/VC9-HĐQT dated April 27, 2026).	99,27%

2. Based on the above election results, and in accordance with the Rules of Organization of the General Meeting and the Regulations on the election of additional Independent Member(s) of the Board of Directors and Member(s) of the Supervisory Board for the 2025–2030 term, the following individuals have been elected:

2.1 Independent Member(s) of the Board of Directors for the 2025–2030 term:

- Mrs Tran Thị Ha Thu

2.2 Members of the Supervisory Board for the term 2025-2030:

- Mrs Le Thi Lan Phuong

IV. APPROVAL OF THE MINUTES OF THE SHAREHOLDER MEETING

The minutes were fully and accurately recorded by the Secretary of the Meeting, read aloud to the entire General Assembly, and unanimously approved by all shareholders present at the meeting.

The minutes of this meeting are made in 03 (three) copies, in both Vietnamese and English, and hold equal legal value. Based on the results of voting, elections, and the contents of the minutes that were approved by the General Assembly of Shareholders, the Chairman of

the Board of Directors issued the Resolution of the Annual General Meeting of Shareholders 2026 of VC9- No. 9 Construction Joint Stock Company in accordance with the regulations.

The meeting concluded at 16:10 on the same day.

ON BEHALF OF THE SECRETARIAT



Nguyen Van Cuong



CHAIRMAN



Vu Duc Cuong

VC9

DISCUSSION CONTENTS AT THE GENERAL MEETING

1. Shareholder's question: Request for an update on the implementation status of Phase 2 of the Chi Dong Project?

Chairing Panel's response:

- After many years of addressing obstacles and difficulties, the most critical issues of the Project have been resolved. Specifically, on January 20, 2026, the Project was approved for partial adjustment of the 1/500 detailed zoning plan of Chi Dong Urban Area by the People's Committee of Quang Minh Commune under Decision No. 201/QD-UBND.
- Next, the Investor will focus resources to implement the subsequent tasks of the Project, including: adjustment of the investment policy (including extension of the Project timeline), continuation of site clearance and compensation, working with competent state authorities for land allocation, determination and fulfillment of land-related financial obligations, as well as completing construction design procedures and implementing project construction.

2. Shareholder's question: What is the product structure of Phase 2 of the Chi Dong Project?

Chairing Panel's response:

- Total adjusted area under the 1/500 detailed planning for Phase 2: 46.8 hectares.
- Commercial land area (villas and townhouses): 11.27 hectares.

3. Shareholder's question: When will shareholders receive dividends (as no dividends have been paid since 2018)? Additionally, the private placement scale is significantly larger than the current capital—how feasible is this issuance?

Chairing Panel's response:

- At present, the Company requires substantial capital to support its business operations, particularly for the Chi Dong Project. Therefore, the Board of Directors has submitted to the General Meeting of Shareholders a proposal not to distribute dividends. In addition, the Board has also proposed not to pay remuneration to the Board of Directors and the Supervisory Board in order to prioritize resources for investment and development.
- The Board of Directors has submitted to the General Meeting of Shareholders a plan to increase charter capital by VND 1,800,000,000,000 to serve the Chi Dong Urban Area Project. The Project has a total area of 46.8 hectares, including 11.27 hectares of villa and townhouse land. The Project has a favorable location for business, with one side adjacent to Quang Minh Road and another side adjacent to the Ca Lo River, offering significant commercial potential. Therefore, the Board believes that many investors will be interested in this private placement.

4. Shareholder's question: Has the Company identified any potential investors for the private placement? If so, what is the list?

Chairing Panel's response:

The Company is currently seeking and engaging with several interested investors. The Board of Directors will select investors who meet the criteria set out in the submission to the General Meeting of Shareholders. At present, there is no finalized list of potential investors.