Code	**VPI**
Company name	Van Phu Real Estate Development Joint Stock Company
Date	11/03/2026
Subject	Record date for the 2nd stock dividend payment in 2025

Content:

On November 2, 2026, HOSE issued Announcement No. 2151/TB-SGDHCM on the record date of Van Phu Real Estate Development Joint Stock Company as follows:

- Ex-right date: November 10, 2026
- Record date: November 11, 2026

1. Reason and purpose: to pay the 2nd stock dividend for 2025.
2. Content:

- Exercise ratio: 10:1 (Shareholder who owns 10 shares will be received 1 new share.)
- Expected issuance volume: 35,205,437 shares
- Plan to deal with fractional shares: The distributed shares will be rounded down to units, the fractional shares (if any) will be cancelled.

For example: At the record date, shareholder A owns 106 shares. With 10:1 performing ratio, the shareholder A will receive 10.6 shares. According to rounding policy, the shareholder A will receive 10 new shares, the fractional shares of 0.6 will be cancelled.

- Implementation place:
  - For deposit securities: Shareholders will implement procedures to receive stock dividend at the securities company where shareholders opended securities depository account.
  - For undeposit securities: Shareholders will implement procedures to receive stock dividend at Van Phu Real Estate Development Joint Stock Company on working days. Please present shareholder's identity card/citizen identity card.