

JOINT STOCK COMPANY
VINACONEX 39

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 79 VN39/CBTT

Hanoi, 21/7 2025

INFORMATION DISCLOSURE
MANAGEMENT REPORT SEMI – ANNUAL 2025

To: - State Securities Commission
- Hanoi Stock Exchange

1. Organization name: Vinaconex 39 Joint Stock Company
- Stock code: PVV
- Address: 1st floor, CT2A building, Co Nhue new urban area, Nghia Do ward, Hanoi city.
- Contact phone: 0243.787.5938
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2. Content of published information:
2025 management report Semi annual of Vinaconex 39 Joint Stock Company
3. This information was published on the Company's website pvv.com.vn on 21/7/2025.

We hereby commit that the information published above is true and take full responsibility before the law for the content of the information published above.

** Attached documents:*
- 2025 management report

PERSON WHO DISCLOSES
INFORMATION

GENERAL DIRECTOR OF THE
COMPANY



Nguyen Tien Dung

*Hanoi, July 21, 2025.***REPORT ON THE GOVERNANCE STATUS OF LISTED COMPANIES**
(First 6 months of 2025)

Dear: - State Securities Commission
- Hanoi Stock Exchange

- Listed company name : INACONEX 39 JOINT STOCK COMPANY
- Head office address : 1st Floor, CT2A Building, Co Nhue New Urban Area, Nghia Do Ward, Hanoi City, Vietnam.
- Phone: 02437875938 Fax: 02437875937 Email: vanthu.pvv@gmail.com
- Charter capital : 300,000,000,000 VND
- Stock code : PVV .
- Corporate governance model:
+ General Meeting of Shareholders, Board of Directors, Board of Supervisors and General Director.

I. Activities of the General Meeting of Shareholders.

Information on meetings and Resolutions/Decisions of the General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders adopted in the form of written opinions)

Status	Resolution/Decision Number	Day	Content
1	01/NQ/VN 39/ĐHĐCĐ	April 25, 2025	Approved: 2024 business results, 2025 business plan, audited 2024 financial report, approved the 2024 Board of Directors' report on 2025 operation orientation, approved the 2024 Board of Supervisors' report; Approved the contents of the submissions: Submission of the Board of Supervisors on selecting an auditing company for the 2025 fiscal year; Submission of the 2024 Profit Distribution Plan; Submission of remuneration settlement for members of the Board of Directors and Board of Supervisors in 2024; Remuneration plan for the Board of Directors and Board of Supervisors in 2025; Approved the results of dismissal of members of the Board of Directors and Board of Supervisors; Approved the results of the election of

			additional members of the Board of Supervisors for the 2022-2027 term.
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II. Board of Directors (Report for the first 6 months of 2025)

1. Information about Board of Directors (BOD) members:

St at us	Board Member	Position	Date of starting/cease being an independent member of the Board of Directors/Board of Management	
			Date of appointment	Dismissal Date
1	Mr. Phan Dinh Phong	Chairman of the Board of Directors	22/01/2024	
2	Mr. Trinh Duc Phu	Board Member	May 26, 2022	
3	Mr. Vu Thanh Kien	Board Member	May 26, 2022	
4	Ms. Nguyen Bich Hang	Board Member	March 23, 2024	
5	Ms. Le Cam Tu	Board Member	March 23, 2024	
6	Mr. Nguyen Viet Hung	Board Member	March 23, 2024	
7	Ms. Nguyen Thi Huyen Trang	Board Member	March 23, 2024	April 25, 2025

2. Board of Directors meetings:

St at us	Board Member	Board of Directors meetings attended	Meeting attendance rate (%)	Reason for not attending
1	Mr. Phan Dinh Phong	06	100%	
2	Mr. Trinh Duc Phu	06	100%	
3	Mr. Vu Thanh Kien	06	100%	
4	Ms. Nguyen Bich Hang	06	100%	
5	Ms. Le Cam Tu	06	100%	
6	Mr. Nguyen Viet Hung	06	100%	
7	Ms. Nguyen Thi Huyen Trang	01	33.33%	Requested leave for 1 session due to business trip, 1 session due to writing resignation letter as Board member

3. Supervisory activities of the Board of Directors over the Board of Directors:

The Board of Directors of the Company has performed its duties of supervising the activities of the Board of Directors through:

- The Chairman of the Board of Directors and/or members of the Board of Directors attend and give opinions at regular working meetings of the Board of Directors;
- The Board of Directors monitors and grasps the business operations process through reports and documents sent by the Board of Directors to the Board of Directors;
- The Board of Directors coordinates with the Board of Supervisors to organize inspection and supervision activities for the business activities and management of the Company.

4. Activities of subcommittees under the Board of Directors: No.

5. Resolutions/Decisions of the Board of Directors:

5.1 Resolutions:

STT	Resolution Number	Date t	Content
1.	01/NQ/VN-39/HĐQT	05/03/2025	Resolution of the Board of Directors on selecting the last registration date to exercise the right to attend the Company's Annual General Meeting of Shareholders in 2025.
2.	02/NQ/VN-39/HĐQT	March 28, 2025	Resolution of the Board of Directors on: approving the content of the program of the Company's Annual General Meeting of Shareholders in 2025
3.	03/NQ/VN-39/HĐQT	March 28, 2025	Resolution of the Board of Directors on: Approval of the Draft Working Regulations at the Company's Annual General Meeting of Shareholders in 2025.
4.	04/NQ/VN-39/HĐQT	April 17, 2025	Resolution of the Board of Directors on Approval of additional contents of the document set at the Company's Annual General Meeting of Shareholders in 2025.
5.	05/NQ/VN-39/HĐQT	May 30, 2025	Resolution of the Board of Directors on approving the selection of an auditor for the Company's 2025 financial statements.
6.	06/NQ/VN-39/HĐQT	May 30, 2025	The Resolution of the Board of Directors on Approval of the handover of assets is the entire rights and obligations of the Company at the project of the mixed-use service, commercial, office and apartment building - Dong Phat Phan Trong Tue according to the content of the business cooperation contract No. 14/2012/HDHTKD dated February 10, 2012 and the attached appendices.
7.	07/NQ/VN-39/HĐQT	June 23, 2025	Resolution of the Board of Directors on Approval of the mortgage plan and handover of assets of 20% of the Company's capital contribution in the project "High-class apartment complex, mixed services - Nam An Khanh Urban Area - Hanoi".

5.2 Decisions :

STT	Decision number	Date t	Content
1.	01/QĐ/VN-39 /HĐQT	March 28, 2025	Decision of the Board of Directors on the establishment of the Preparation Team for the Company's Annual General Meeting of Shareholders in 2025
2.	02 /QĐ/VN-39 /HĐQT	April 24, 2025	Decision of the Board of Directors on the establishment of a Committee to examine the qualifications of shareholders to attend the Company's Annual General Meeting of Shareholders in 2025

III . Board of Supervisors (Report for the first 6 months of 2025)

1. Information about the members of the Board of Supervisors (BOS)

Status	Board Member	Position	Date of starting/no longer being a member of the Board of Supervisors	Professional qualifications
1.	Le Thi Nhu Lan	Prefect	Member since 05/26/2022	University
2.	Vu Tuan Dung	Member	Member since 03/23/2024	University
3.	Bui Thi Hai Yen	Member	No longer a member from 04/25/2025	University
4.	Tran Thi Thu Thuy	Member	Member since 04/25/2025	University

2. Board of Supervisors meeting

Status	Board Member	Number of meetings attend	Meeting attendance rate	Voting ratio	Reason for not attending the meeting
1	Le Thi Nhu Lan	1	100%	100%	
2	Vu Tuan Dung	1	100%	100%	
3	Tran Thi Thu Thuy	1	100%	100%	

3. Supervisory activities of the Board of Supervisors towards the Board of Directors, Executive Board and shareholders:

Inspect and supervise all areas of the Company's operations to ensure compliance with the provisions of the Law, the Company's Charter, Resolutions of the General Meeting of Shareholders, and the Company's Board of Directors.

In the first six months of 2025, the Board of Supervisors did not receive any complaints from shareholders about the Board of Directors, the Executive Board, or the

Board of Supervisors in the performance of assigned tasks.

4. Coordination of activities between the Supervisory Board and the Board of Directors, Executive Board and other management staff:

The Head of the Supervisory Board directly meets with the Board of Directors upon invitation.

Receive reports from the Board of Directors through minutes of meetings of the Board of Directors, provide opinions to the Board of Directors and propose recommendations to the Executive Board to contribute to improving the effectiveness and efficiency of the internal control system.

Advise the Board of Directors in promulgating regulations and policies within its authority related to risk management in the Company's operations, provide warnings about the Company's safety level against potential risks that may affect it and short-term and long-term preventive measures.

5. Other activities of the Board of Directors (if any):

Every quarter, the Board of Supervisors holds meetings to review and evaluate the work performed, coordinate with the Board of Directors and the Executive Board in implementing the resolutions of the General Meeting of Shareholders and the resolutions of the Board of Directors to complete the assigned tasks.

Conduct periodic inspections at subsidiaries, thereby helping the Parent Company's Board of Directors grasp the operating situation at subsidiaries, evaluate the operational capacity and management ability of the Leadership Team.

IV . Executive Board :

Status	Executive Board Member	Date of birth	Professional qualifications	Date of appointment / dismissal of the Executive Board
1	Mr. Nguyen Tien Dung General Director	February 20, 1982	University	Appointed on October 16, 2023
2	Ms. Nguyen Thi Kim Hanh Deputy General Manager	September 3, 1981	Master of Economics	Reappointed on 29/7/2024

V. Chief Accountant .

Full name	Date of birth	Professional qualifications	Date of appointment / removal.
Ms. Le Thi Thu Huong	September 22, 1986	Bachelor of Accounting	Appointed on April 14, 2022

V I. Training on corporate governance:

Corporate governance training courses attended by members of the Board of Directors, members of the Supervisory Board, Executive Director (General Director), and other managers in accordance with corporate governance regulations: None .

V II . List of related persons of the listed company as prescribed in Clause 34, Article 6 of the Securities Law (Report for the first 6 months of 2025) and transactions of related persons of the company with the Company itself .

1. List of related persons of the company: *According to Appendix No. 01 .*
2. Transactions between the company and related persons of the company; or between the company and major shareholders, insiders, and related persons of insiders .

No	Name of organization/individual	Relationship with the company	NSH Certificate Number*, date of issue, place of issue	Head office address/ Contact address	Time of transaction with the company	Number of Resolutions/Decisions passed by the General Meeting of Shareholders/ Board of Directors	Content, quantity, and ratio of shares held after the transaction	Note
	(Not available)							

Note: NSH Certificate Number: ID card/Passport number (for individuals) or Business registration certificate number, Operating license or equivalent legal documents (for organizations)*

3. Transactions between insiders of listed companies, related persons of insiders and subsidiaries, companies controlled by listed companies .

Stat us	The person who makes the transaction	Insider Relations	Position at CTNY	ID card/Passport number, date of issue, place of issue	Add ress	Name of subsidiary, company controlled by CTNY	Time of transaction	Content, quantity, total transaction value	Note
	(Do not have)								

4. Transactions between the company and other entities:

4.1. Transactions between the company and companies in which the members of the Board of Directors, members of the Board of Supervisors, and the Executive Director (General Director) have been and are founding members or members of the Board of Directors, Executive Director (General Director) within the past three (03) years (as of the time of reporting): none

4.2. Transactions between the company and companies in which related persons of members of the Board of Directors, members of the Board of Supervisors, and Executive Director (General Director) are members of the Board of Directors, Executive Director (General Director): none

4.3. Other transactions of the company (if any) that may bring material or immaterial benefits to members of the Board of Directors, members of the Board of Supervisors, and Executive Director (General Director): none

VI II . Stock transactions of insiders and related parties of insiders (Report for the first six months of 2025)

1. List of insiders and related persons of insiders: *According to Appendix No. 02 .*

2. Transactions of insiders and related persons on shares of listed companies :

Status	The person who makes the transaction	Insider Relations	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reason for increase, decrease (buy, sell, convert, reward...)
			Number of shares	Proportion	Number of shares	Proportion	
	(Do not have)						

VII. Other issues to note: none

ON BEHALF OF BOARD OF
DIRECTORS

CHAIRMAN



Phan Dinh Phong