

Hanoi, July 31, 2025

RESOLUTION
2025 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

GENERAL MEETING OF SHAREHOLDERS

Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and the amended and supplemented documents guiding its implementation;

Pursuant to the Securities Law No. 54/2019/QH14, Article 1 of Law No. 56/2024/QH15 issued on November 29, 2024 of the Law amending and supplementing a number of articles of the Securities Law;

Pursuant to the Charter of Construction Joint Stock Company No. 1 (VINACONEX 1) approved by the General Meeting of Shareholders on April 03, 2024;

Pursuant to the Minutes of the General Meeting of Shareholders dated July 31, 2025 of the Company's 2025 Extraordinary General Meeting of Shareholders.

RESOLVES

Article 1. Approving the Adjustment of the investment policy for the Construction Project of a Mixed-Use Office and Residential Building on Land Lot D9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City according to Proposal No. 0689/2025/TTr-HĐQT dated July 25, 2025 of the Board of Directors

Article 2. Approving Signing of the investment cooperation contract for the Mixed-Use Office and Residential Building Project at Land Lot D9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City according to Proposal No. 0690/2025/TTr-HĐQT dated July 25, 2025 of the Board of Directors

Article 3 Implementation provisions

This Resolution takes effect from July 31, 2025.

The General Meeting of Shareholders assigns the Board of Management, the Board of Directors, and the Board of Supervisors of the Company to organize the implementation of the contents approved at the General Meeting on the basis of ensuring the interests of the Company and the interests of shareholders, in accordance with the Charter of organization and operation of the Company and current legal regulations.

Recipients:

- Hanoi Stock Exchange (for reporting);
- Members of the BOM, BOD, BOS (for implementation);
- Functional departments (for implementation);
- Save (admin).

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



Nguyen Khac Hai

No. 0689/2025/TTr-HĐQT

Hanoi, date 31 month 07 year 2025

STATEMENT

Re: Adjustment of the investment policy for the Construction Project of a Mixed-Use Office and Residential Building on Land Lot D9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City

To: GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its guiding documents;
- Pursuant to the Charter of Construction Joint Stock Company No. 1;
- Pursuant to Resolution No. 01/2015/NQ-GMS-VC1 of the 2015 Annual General Meeting of Shareholders dated March 27, 2015, on the approval of the investment policy for the Vinaconex 1 Mixed-Use Building Project at Lot D9, Khuat Duy Tien Street, Thanh Xuan District, Hanoi;
- Pursuant to Resolution No. 02/2019/NQ-GMS of the 2019 Annual General Meeting of Shareholders dated December 2, 2019, on the adjustment of the investment policy for the Vinaconex 1 Mixed-Use Building Project at Lot D9, Khuat Duy Tien Street, Thanh Xuan District, Hanoi;
- Pursuant to Official Letter No. 3811/QHKT-TMB-PAKT(KHTH) dated July 15, 2019, of the Hanoi Department of Planning and Architecture regarding the approval of the adjusted master plan and architectural plan for the Vinaconex 1 Mixed-Use Building at Lot D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi;
- Pursuant to Notification No. 493/TB-UBND dated May 7, 2025, of the Hanoi People's Committee approving the pilot implementation of a real estate business project;
- Pursuant to the Resolution of the 2025 Annual General Meeting of Shareholders dated April 9, 2025, of Construction Joint Stock Company No. 1.

1. Necessity of adjusting the investment policy:

The investment policy for the Mixed-Use Office and Residential Building Project (also referred to as the "Vinaconex 1 Mixed-Use Building") was approved by the General Meeting of Shareholders under Resolution No. 01/2015/NQ-GMS-VC1 dated March 27, 2015, of the 2015 Annual General Meeting.

On October 8, 2014, the People's Committee of Hanoi issued Official Letter No. 7766/UBND-TNMT approving the policy for Vinaconex 1 to change the land use purpose from building an operation and transaction office (land for non-agricultural business and production) to mixed-use land for the construction of an office and residential apartment building on land lot D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi City.

On July 15, 2019, the Hanoi Department of Planning and Architecture issued Official Letter No. 3811/QHKT-TMB-PAKT(KHTH), approving the adjusted master plan and

architectural design of the project. Following that, the Company's General Meeting of Shareholders approved the adjustment of the investment policy under Resolution No. 02/2019/NQ-GMS dated December 2, 2019.

Due to various subjective and objective reasons, the project has only recently resumed completion of the required procedures for implementation. However, labor costs, material prices, and construction inputs on the market have fluctuated significantly compared to the total estimated investment stated in Resolution No. 02/2019/NQ-GMS dated December 2, 2019. Moreover, the business operations of Vinaconex 1 in recent years have not been favorable, leading to difficulties in securing financial resources for project implementation. In addition, the Company currently lacks personnel to carry out the investment procedures for the project.

Therefore, the Board of Management of Construction Joint Stock Company No. 1 respectfully submits to the General Meeting of Shareholders for approval of the adjustment of the investment policy for the construction of the Mixed-Use Office and Residential Building Project (or Vinaconex 1 Mixed-Use Building), with the following main contents:

2. Proposed adjustments to the investment policy:

- 2.1. Project name: Mixed-Use Office and Residential Building Project
- 2.2. Investor: Joint venture of Vinaconex Corporation – Vinaconex 1
- 2.3. Project location: Land Lot D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi City (currently Thanh Xuan Ward, Hanoi City)
- 2.4. Form of investment: New construction project
- 2.5. Adjusted total investment capital:
 - Total investment capital as approved in Resolution No. 02/2019/NQ-GMS (excluding VAT): **VND 667,287,705,821**
 - Total estimated investment capital of the Project (including VAT) is **VND 656,961,000,000** (*In words: Six hundred fifty-six billion, nine hundred sixty-one million Vietnamese dong*). The total investment capital of the Project is a preliminary estimate, excluding land use fees, land rental fees, and loan interest. It will be finalized during the preparation, appraisal, and approval of the construction investment project's feasibility study report in accordance with regulations.
- 2.6. Type and grade of construction: Grade I civil construction work
- 2.7. Project implementation duration: Estimated at 48 months from the date of issuance of the Decision approving the investment policy for project implementation.

3. Authorization for the Board of Management to decide on subsequent steps of the Project

To meet the Project's timeline requirements, the Board of Management respectfully submits to the General Meeting of Shareholders for approval the authorization/mandate to the Board of Management to decide on and approve all subsequent steps related to the investment decision and implementation of the Project, including but not limited to the following investment procedures:

- Approving feasibility study reports, investment decisions for the Project; approving adjustments to the Project, and adjustments to the investment policy/total investment capital of the Project... in accordance with proposals from the Executive Management based on actual circumstances and in line with the requirements of competent authorities,

without limitation to the above-mentioned preliminary total investment amount, and ensuring investment efficiency. The Board of Management shall report to the General Meeting of Shareholders on the performance of the authorized tasks at the nearest GMS meeting;

- Deciding/approving all other related matters during the investment preparation and implementation phases of the Project; deciding/approving the subsequent steps to ensure compliance with applicable laws, the Company's Charter, and current internal regulations as required by competent authorities to complete the approval and implementation of the Project;
- During the implementation process, the Board of Management may further delegate specific tasks to the Chairman of the Board and/or the General Director for approval.

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

Yours sincerely!

Recipients:

- As recipient;
- Admin (save)

ON BEHALF OF BOARD OF
MANAGEMENT

Chairman



Nguyen Khac Hai



No. 0690/2025/TTr-HĐQT

Hanoi, date 31 month 07 year 2025

STATEMENT

Re: Signing of the investment cooperation contract for the Mixed-Use Office and Residential Building Project at Land Lot D9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City.

To: GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its guiding documents;
- Pursuant to the Charter of Construction Joint Stock Company No. 1;
- Pursuant to Resolution No. 01/2015/NQ-GMS-VC1 of the 2015 Annual General Meeting of Shareholders dated March 27, 2015, on the approval of the investment policy for the Vinaconex 1 Mixed-Use Building Project at Lot D9, Khuat Duy Tien Street, Thanh Xuan District, Hanoi;
- Pursuant to Resolution No. 02/2019/NQ-GMS of the 2019 Annual General Meeting of Shareholders dated December 2, 2019, on the adjustment of the investment policy for the Vinaconex 1 Mixed-Use Building Project at Lot D9, Khuat Duy Tien Street, Thanh Xuan District, Hanoi;
- Pursuant to Official Letter No. 3811/QHKT-TMB-PAKT(KHTH) dated July 15, 2019, of the Hanoi Department of Planning and Architecture regarding the approval of the adjusted master plan and architectural plan for the Vinaconex 1 Mixed-Use Building at Lot D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi;
- Pursuant to Notification No. 493/TB-UBND dated May 7, 2025, of the Hanoi People's Committee approving the pilot implementation of a real estate business project;

The Mixed-Use Office and Residential Building Project of Vinaconex 1 (also referred to as the Vinaconex 1 Mixed-Use Building) located at Land Lot D9, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, has only recently been resumed due to various subjective and objective reasons. However, in recent years, Vinaconex 1's business operations have not been favorable, resulting in difficulties in mobilizing capital to implement the project. In addition, Vinaconex 1 currently lacks the necessary personnel to carry out the required investment procedures. Therefore, the Board of Management of Construction Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval of the Company's proposal to enter into an investment cooperation agreement with the Vietnam Construction and Import-Export Joint Stock Corporation (Vinaconex) to jointly implement the Mixed-Use Office and Residential Building Project, with key terms as follows:

1. Capital contribution for project implementation:
 - 1.1. Capital contribution ratio of each party:



- Vinaconex 1 shall contribute 15% of the total capital required for project implementation in accordance with the approved investment policy, and shall be assigned to execute certain project components depending on its construction capacity.
 - The Vinaconex Corporation shall contribute 85% of the total capital required for project implementation in accordance with the approved investment policy.
 - All expenses incurred during the previous investment preparation stage and subsequent project implementation shall be included as part of the project execution costs.
- 1.2. Investment Procedures:
- The Joint Venture between Vinaconex Corporation and Vinaconex 1 shall jointly propose the investment project and carry out the necessary investment procedures to obtain approval of the investment policy from the competent State authority, in which both Vinaconex Corporation and Vinaconex 1 will be recognized as Co-Investors of the Project.
 - Vinaconex 1 shall act as the representative of the joint venture to directly sign and implement transactions/contracts, submit documents to competent State authorities, and sign all project-related dossiers to fulfill procedures for the joint venture to be recognized as Co-Investors of the Project.
 - The Corporation (Vinaconex) shall take the lead in deciding and implementing all stages of the Project, from investment preparation to project finalization, or any other form as agreed upon by both Parties.
- 1.3. Expected profit and product distribution ratio:
- The profit-sharing ratio shall be 50%:50%, based on the total profit after fulfilling all tax and financial obligations to the State and other relevant parties.
 - Vinaconex 1 shall be entitled to retain a portion of the office floor area for its own operational use (the value of this area shall be deducted from Vinaconex 1's share of profit).
 - The products of the Project shall be distributed under the real estate brand name of Vinaconex Corporation.
2. The General Meeting of Shareholders authorizes the Board of Management of the Company to decide on the specific terms and conditions of the contract and transaction mentioned in Item 1 above, including the authority to amend, supplement, terminate, or replace the contract, and to organize its implementation based on the contents approved by the General Meeting of Shareholders.

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

Yours sincerely!

Recipients:

- As recipient;
- Admin (save)

**ON BEHALF OF BOARD OF MANAGEMENT
Chairman**



Nguyen Khac HAI