

Hanoi, April 06, 2026

WORKING REGULATIONS FOR THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

To facilitate the organization and conduct of the 2026 Annual General Meeting of Shareholders (the “AGM”) of Vinaconex 21 Joint Stock Company (the “Company”), and to provide guidance for shareholders in attending the AGM and exercising their voting rights either in person or through authorized representatives, the AGM Organizing Committee hereby submits the Working Regulations of the AGM as follows:

I. ORDER OF THE MEETING

- Shareholders and/or their authorized representatives attending the AGM shall take their seats in accordance with the seating arrangement designated by the Organizing Committee
- Smoking is strictly prohibited within the meeting venue
- Private conversations and the use of mobile phones are not permitted during the AGM, all mobile phones must be switched off or set to silent mode

II. VOTING PROCEDURES AT THE AGM

1. General principles

- All matters included in the AGM agenda shall be subject to discussion and open voting by raising Voting Cards or by using Voting Ballots, depending on the nature of each matter
- Voting Cards and Voting Ballots shall be prepared, stamped and issued by the Company to shareholders and/or their authorized representatives upon registration for attendance. Each shareholder or authorized representative shall be provided with one Voting Card and one Voting Ballot. The Voting Card and Voting Ballot shall clearly indicate the Shareholder Code (1), ID/Passport/Business Registration Number, full name, number of voting rights (for Voting Card) and the voting items in accordance with the AGM agenda (for Voting Ballot)

(1) The shareholder ID is issued by V21 to each shareholder according to the finalized list as of March 16, 2026



2. Voting methods

2.1 Voting by Voting Card

Voting by Voting Card shall apply to the following matters:

- Approval of the minutes of shareholder eligibility verification
- Approval of the AGM agenda
- Approval of the Working Regulations of the 2026 AGM
- Approval of the Presidium and the Chairperson
- Approval of the Secretariat and the Vote Counting Committee
- Approval of the AGM minutes

Voting procedure by Voting Card:

- Shareholders and/or their authorized representatives shall vote by raising their Voting Cards to indicate agreement, disagreement or abstention
- Shareholders voting in favor shall raise their Voting Cards, and the Vote Counting Committee shall record the Shareholder Code and corresponding voting rights. Shareholders voting against or abstaining shall raise their Voting Cards upon the instruction of the Chairperson
- Upon completion of voting, the Vote Counting Committee shall conduct vote counting and announce the results to the AGM

2.2 Voting by Voting Ballot

Voting by Voting Ballot shall apply to the following matters

- Report of the Board of Directors
- Report of the General Director on the Company's business performance in 2025 and business plan for 2026
- Report of the Supervisory Board
- Audited financial statements for 2025
- Profit distribution plan for 2025
- Profit distribution plan for 2026
- Remuneration for the Board of Directors and the Supervisory Board for 2025
- Proposed remuneration for the Board of Directors and the Supervisory Board for 2026
- Selection of the auditing firm for 2026
- Approval of the plan for charter capital increase

- Approval of amendment to the head office address and change of business lines
- Approval of changes to business registration
- Other matters in accordance with the AGM agenda

Voting procedure by Voting Ballot

- Shareholders and/or their authorized representatives shall mark X in the Agree, Disagree or Abstain box for each item, and sign with their full name
- Completed ballots shall be placed into the ballot box at the designated location in the meeting hall
- After all votes have been cast, the Vote Counting Committee shall conduct vote counting and announce the results to the AGM

3. Voting Regulations:

3.1. One ordinary share shall carry one voting right

As at the record date of March 16, 2026, the Company has 11,999,789 ordinary shares, equivalent to 11,999,789 voting rights

3.2. The following matters shall be approved when receiving at least 65% of the total voting rights of shareholders entitled to vote who are present in person, submit their ballots to the Company in accordance with regulations, or are represented by authorized representatives attending the General Meeting of Shareholders:

- Amendments to the Company's Charter
- Approval of the plan for charter capital increase
- Changes to business lines and business sectors
- Changes to the Company's organizational and management structure
- Investment projects or disposal of assets with a value equal to or exceeding 35 percent of the total assets of the Company as stated in the most recent financial statements
- Other matters as stipulated in the Company's Charter

3.3. The following matters shall be approved when receiving at least 51% of the total voting rights of shareholders entitled to vote who are present in person, submit their ballots to the Company in accordance with regulations, or are represented by authorized representatives attending the General Meeting of Shareholders:

- Report of the Board of Directors
- Report of the General Director on business performance in 2025 and business plan for 2026
- Report of the Supervisory Board

- Audited financial statements for 2025
- Profit distribution plan for 2025
- Profit distribution plan for 2026
- Remuneration of the Board of Directors and the Supervisory Board for 2025
- Proposed remuneration for 2026
- Selection of the auditing firm for 2026
- Amendment of the Company's head office address
- Other matters as stipulated

III. DISCUSSION AT THE AGM:

1. Principles:

- Discussions shall be conducted within the time limit and scope of the AGM agenda
- Shareholders wishing to speak shall submit their questions in writing to the Secretariat
- The Secretariat shall arrange and submit questions to the Presidium in order of registration

2. Responses to shareholder inquiries:

The Chairperson or a person designated by the Chairperson shall respond to shareholders' inquiries based on the compiled questions

IV. RESPONSIBILITIES OF THE CHAIRPERSON:

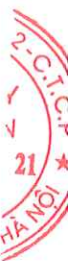
1. Preside over the AGM in accordance with the approved agenda and regulations, ensuring compliance with the principle of majority decision-making
2. Guide the AGM in conducting discussions and voting on matters within the agenda and related issues
3. Handle and resolve any issues arising during the AGM

V. RESPONSIBILITIES OF THE SECRETARIAT:

1. Record fully and accurately the entire proceedings of the AGM and all resolutions adopted or matters noted by shareholders
2. Draft resolutions based on the matters approved at the AGM

VI. RESPONSIBILITIES OF THE VOTING COMMITTEE:

1. Accurately determine the voting results for all matters submitted to the AGM
2. Promptly report voting results to the Secretariat.
3. Review and report any violations of voting procedures or complaints relating to voting results.



VII. AGM MINUTES:

The minutes of the AGM must be read and approved prior to the closing of the meeting.

This document constitutes the full Working Regulations of the 2026 Annual General Meeting of Shareholders of Vinaconex 21 Joint Stock Company and is respectfully submitted to the AGM for approval.

Respectfully !

ON BEHALF OF THE AGM ORGANIZING COMMITTEE ✓

Chairman of the Board of Directors



Nguyen Manh Ha

Hanoi, April 06, 2026

**REPORT OF THE GENERAL DIRECTOR ON THE RESULTS OF PRODUCTION AND
BUSINESS ACTIVITIES IN 2025 AND THE PLAN FOR 2026**

**Dear Delegates;
Dear Shareholders.**

In order to review and evaluate one year of production and business activities, the Board of General Directors of the Company respectfully submits this report on the results of implementation of the business plan in 2025 and the projected business plan for 2026 for the General Meeting of Shareholders to consider, discuss and give opinions.

**I. SITUATION OF IMPLEMENTATION OF THE PRODUCTION AND BUSINESS
PLAN IN 2025**

1. Analysis of the economic situation

- World economy:

In 2025, the world economy continued to be affected by geopolitical factors, fluctuations in energy prices and the trend of monetary policy adjustments in many major economies. Prolonged conflicts in some regions have affected global supply chains and international trade activities. In that context, international investment flows tend to shift to countries with stable political environments and high growth potential, of which Vietnam continues to be assessed as an attractive destination.

- Domestic economy:

In 2025, Vietnam's economy continued to maintain positive growth momentum thanks to the flexible management of the Government and the strong implementation of public investment programs, especially in the field of transport infrastructure and urban development. Besides that, the completion of the legal system related to land, housing and real estate business has contributed to removing many obstacles for the market, creating favorable conditions for enterprises in the construction and real estate sectors to develop.

2. Advantages and difficulties of Vinaconex 21 Company

Advantages

- Company has prestige and 56 years of experience in construction and development.
- The collective of employees are always united, creative and attached in daily life as well as in work.
- The sincere cooperation and attachment of customers and partners.
- The attention of Party Committees, authorities and mass organizations helps the enterprise promptly remove difficulties and obstacles.

Difficulties

- Some projects funded by the State budget have slow site handover, leading to prolonged construction time and arising many costs such as: Construction package of the road from To Huu Street to the extended Road 70; Construction of the road from Do Duc Duc Street to Me Tri Street.
- Some packages funded by non-State budget, the payment of completed volumes by investors has not been implemented in accordance with commitments in the contract, leading to affecting the disbursement plan for material suppliers as well as affecting the implementation plan according to the set schedule.
- The implementation of the two-level government model is not yet synchronous and smooth, leading to some projects being prolonged, arising procedures or unclear management level.
- The capacity of staff is still limited, not keeping up with the pace of projects requiring very high technical standards and progress as well as the application of AI technology in management, administration and operation is still limited.
- The management of quality, technique and progress is sometimes not close to the site. Internal work and acceptance, payment, updating data and documents, although there have been many efforts, are still slow, leading to some projects not achieving the set targets.

2. Results of production and business activities in 2025 of the Company

2.1 Main indicators achieved in 2025

Key Indicators	Unit	2025 Plan	2025 Actual	Achievement Rate (%)
1. Total production and business value	Billion VND	671	294	43.82%
2. Total revenue	Billion VND	266	159.8	60.08%
3. Profit before tax	Billion VND	15.9	0.84	5.28%
4. Dividend rate	%	3.5	0	-
5. State budget contribution	Billion VND	10	0.794	7.94%
6. Average monthly income per employee	Million VND	12.5	14	112%

2.2 Main fields of production and business activities

a) Construction activities

*** During the year, the Company focused on constructing the projects already signed contracts, the packages that recorded high revenue in the year such as:**

- Supply of materials and infrastructure construction for Zone 1 & Zone 3 - New Life Urban Area Investment Project – Sunshine Grand Capital: 31.98 billion VND.
- Package for construction of low-rise housing structure of 35 units lot 41, 31 units lot 43 under Sunshine Grand Capital Project: 34.88 billion VND.

- Construction of infrastructure and traffic for Hoang Quoc Viet extended road, section passing through Sunshine Grand Capital Urban Area Project: 17.5 billion VND.
- Construction of low-rise housing structure of 43 units - Zone 2 Dan Phuong - Sunshine Grand Capital: 9.2 billion VND.

*** In 2025, the Company has signed settlement for the following projects:**

- Construction of Son Ninh Kindergarten, Huong Son, Ha Tinh
- Renovation and upgrading of Thanh Vi Street (Provincial Road 414) - Son Tay - Hanoi
- Traffic assurance package of Thanh Vi upgrading project
- Tay Mo Secondary School 3
- Package for construction and installation completing return sewer line C5 C7 under Nam Thang Long Urban Area Project Phase 3
- Package of traffic infrastructure, water supply, drainage, electricity supply, lighting and telecommunications under Nam Thang Long Urban Area Project Phase 2
- Package of supplying and constructing gate foundation structure – Sunshine Grand Capital
- Package No.6 construction + fire protection, Huong Ngai Primary School, Thach That

*** Besides that, in 2025 the Company has signed a number of construction contracts such as:**

- Construction of infrastructure and traffic for Hoang Quoc Viet extended road: 62 billion VND.
- Construction of low-rise housing structure of 43 units - Zone 2 Dan Phuong: 35.7 billion VND.

Projects implemented in 2025 were organized and implemented safely and ensured quality, highly appreciated by investors.

Some indicators of production and business activities did not achieve the planned targets due to the following reasons:

- Projects signed contracts but investors have not arranged capital, forcing projects to stop or reduce construction progress.
- Some packages are entangled in site clearance, handed over in phases, so cannot be constructed simultaneously.

b) Real estate investment and business activities

This is identified as one of the important business sectors in the development orientation of the Company, especially the social housing segment.

In 2025, the Company has carried out construction and handed over apartments to customers at Phu Thinh Residential Area Project Phase 1 according to the plan. Besides that, the Company is also reviewing and consolidating legal dossiers to propose the implementation of Phase 2 of the project.

Regarding the Social Housing Project in Nam Ngan, Thanh Hoa:

Investor: Consortium of Viet Incons Joint Stock Company - Vinaconex 21 Joint Stock Company - Hanoi Investment and Trading Joint Stock Company;

Project Owner: Vinaconex 21 Joint Stock Company.

Total investment: 3,721 billion VND.

The project has a land use area scale of 28,002.9 m² including two land lots, Area A and Area B, each land lot constructs 02 apartment buildings of 25 floors with 2,376 apartments.

- The project has been selected by the People's Committee of Thanh Hoa Province as one of 4 key projects to welcome the Provincial Party Congress of Thanh Hoa Province, the groundbreaking ceremony was broadcast live on Thanh Hoa Television.

- The project has been constructed ensuring progress, in 2025 the foundation of buildings A1, A2 has been completed. By March 2026, the entire foundation of Area A has been completed, buildings A1, A2 have been constructed up to the 3rd floor, Area B is constructing bored pile items. In Quarter II/2026, the Project Owner will sign contracts and collect the first payment installment from customers eligible to purchase apartments at buildings A1 and A2.

- Vinaconex 21 Joint Stock Company and BIDV Bank have signed a credit contract with a limit of 600 billion VND to serve the construction of Area A of the Project.

In addition to the Social Housing Project in Nam Ngan - Thanh Hoa which has been and is being implemented, the Company also continues to research, develop plans and propose to be the investor for a number of projects in Hanoi, Quang Ninh,...

c) Some other works

- In 2025, the Company has not implemented the issuance of additional shares to increase charter capital which was submitted and approved at the 2025 General Meeting of Shareholders due to the progress of completing investment preparation procedures of the Nam Ngan Social Housing Project not following the plan.

- In the context of economic difficulties, tightened credit at the end of 2025, the Company still ensured capital and maintained good relationships with credit institutions. The Company always performs well the payment of due debts to credit institutions, there is no bad debt with banks.

- Acceptance, settlement and finalization work: For projects under implementation, the Company focuses on arranging specialized personnel to basically ensure that acceptance goes to where, payment dossiers are submitted to the investor to that point, meeting the disbursement plan of the investor. For some projects that have been accepted and handed over for use, the Company has arranged personnel to coordinate with investors to complete the final settlement work.

- In 2025, the Company particularly paid attention to the lives of employees, the average income of employees is 14,000,000 VND/person/month. Social insurance, health insurance and unemployment insurance regimes for employees are ensured according to regulations. During the year, trade union activities have had good coordination with authorities in taking care of the material and spiritual life of employees. Along with that, charitable activities, helping difficult circumstances and supporting people in flood areas are also paid attention by the Company.

- Occupational safety and fire prevention are always paid attention by the Company. Each construction site has responsible staff to guide occupational safety and fire prevention work, construction workers are fully equipped with labor protection. In 2025, the Company did not have any cases of occupational accidents or fire incidents.

Dear General Meeting:

2025 is a year with many difficulties for enterprises as well as for the economy. Some targets of the Company have not been completed compared to the set plan. However, compared to the

general level, this is also an encouraging result, a motivation and premise for the production and business objectives in 2026.

II. PRODUCTION AND BUSINESS PLAN AND KEY TASKS FOR 2026

1. Market forecast for 2026

In 2026, the construction and real estate market is forecast to recover in a more stable and cautious manner, thanks to gradually improving legal frameworks, accelerated public investment and projects being gradually unblocked.

Real estate improves in supply and liquidity, with the segment of real housing and infrastructure playing a leading role, while the construction industry benefits from increased workload.

However, global geopolitical fluctuations may disrupt energy supply, increase input costs and create pressure on profit margins. Accordingly, the market will strongly differentiate, shifting to selective development, prioritizing efficiency and real value, creating opportunities for enterprises with strong foundations to enhance their position.

2. Some main indicators of the production and business plan and tasks for 2026 are as follows:

Key Indicators	Unit	2025 Actual	2026 Plan	Growth Rate (%)
1. Total production and business value	Billion VND	294	770	261%
2. Total revenue	Billion VND	159.8	168.8	105%
3. Profit before tax	Billion VND	0.84	4.2	500%
4. Dividend rate	%	0	0	-
5. State budget contribution	Billion VND	0.794	4	503%
6. Average monthly income per employee	Million VND	14	15	107%

3. Solutions to organize the implementation of the production and business plan in 2026

- Focus on construction of projects with sufficient site clearance: Phu Thuong Kindergarten, packages under Sunshine Grand Capital Urban Area, ...
- Deploy rapid construction of buildings A1, A2 ensuring progress, continue opening for sale building A3 and buildings in Area B of Nam Ngan Social Housing Project.
- Participate in bidding for a number of school projects and some road routes in Hanoi.
- Complete capital increase dossiers after being approved by the General Meeting, submit to the State Securities Commission to complete according to the plan, meeting capital needs for project implementation.

- Complete settlement approval and recover receivables of projects such as: Technical infrastructure of Area 1, Area 2 Dong Mai service land. Arrange capital and accelerate construction when sufficient site is available for packages such as Do Duc Duc Road and To Huu Road.
- Strengthen corporate governance from departments to project management boards and production teams.
- Focus on completely resolving backlog projects and prioritize measures to minimize damage caused by market price fluctuations.
- Select projects with sufficient capital and good liquidity to participate in bidding and construction.
- Improve cash flow management for the right purposes, prioritize capital recovery and preservation.
- Strengthen occupational safety training, sign commitments on safety, equip full labor protection, ensure no accidents at construction sites.
- Focus on human resource development, apply reasonable salary policies, appoint capable young staff, build a high-quality workforce.
- Strengthen mass organization activities to create motivation and emulation for employees, reward timely, improve employees' living conditions.
- Encourage innovation and creativity, facilitate new ideas, apply AI technology in management and construction to promote development.

Dear General Meeting:

The above is the Report on production and business activities in 2025 and the plan for 2026 of the Executive Board. Although it is recognized that 2026 will continue to face many risks and challenges in the macroeconomic context, the Executive Board and all employees of Vinaconex 21 remain enthusiastic and determined to strive to achieve the set goals and promote sustainable development of the Company.

We firmly believe that with unity and determination, all difficulties will be overcome and business plans will be completed. We hope to receive support and approval from Shareholders.

Respectfully submit to the General Meeting of Shareholders for consideration and approval!

Finally, we respectfully wish all Delegates and Shareholders good health and happiness. Wish the General Meeting great success.

Respectfully thank you!



GENERAL DIRECTOR

NGUYEN HUY CUONG

Hanoi, April 06, 2026

REPORT OF THE BOARD OF DIRECTORS
At the 2026 Annual General Meeting of Shareholders

Respectfully to the Presidium!

Respectfully to Distinguished Delegates!

Respectfully to Shareholders!

On behalf of the Board of Directors (BOD) of Vinaconex 21 Joint Stock Company, I would like to present to the Shareholders the report on the activities of the BOD in 2025 and the orientation for operations in 2026 as follows:

Organizational structure:

Board of Directors:

Mr. Nguyen Manh Ha - Chairman of the Board of Directors

Mr. Nguyen Huy Cuong - Member of the Board of Directors

Mr. Nguyen Minh Hung - Independent Member of the Board of Directors

(End of term on April 24, 2025)

Mr. Nguyen Linh Giang - Independent Member of the Board of Directors

(Elected on April 24, 2025)

Supervisory Board:

Mr. Nguyen Huu Khanh - Head of Supervisory Board

Ms. Nguyen Thi Thanh Mai - Member

Mr. Luong Hoai Nam - Member

Executive Board:

Mr. Nguyen Manh Ha - Chairman of the Board of Directors

Mr. Nguyen Huy Cuong - Member of BOD - General Director

Mr. Nguyen Ba Hanh - Deputy General Director

I. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

1. Supervisory activities of the BOD over the Board of Management:

In 2025, the BOD has basically completed the organization of the management apparatus and operation of the Company's production and business activities:

Supervising and directing the Company's production and business activities in 2025;

Directing capital recovery and final settlement of projects;

Accelerating the construction progress of projects;

Promoting market development, seeking projects, organizing bidding activities, prioritizing projects with secured capital plans;

Stabilizing financial operations to ensure capital sources, improving accounting work through audit reviews.

Implementing periodic and extraordinary reporting and information disclosure to the Hanoi Stock Exchange, the State Securities Commission, and the Vietnam Securities Depository and Clearing Corporation.

The planning for production and business activities during the year did not fully anticipate difficulties arising from policies and the market, including the implementation of the two-tier local government model.

2. Production and business operations

Based on the production and business plan for 2025 approved by the 2025 Annual General Meeting of Shareholders, the Company achieved the following indicators:

No.	Indicator	Unit	Plan 2025	Actual	Completion Rate (%)
1	Total Output Value	Billion VND	671	294	43.82%
2	Revenue	Billion VND	266	159.8	60.08%
3	Profit Before Tax	Billion VND	15.9	0.84	5.28%
4	State Budget Contribution	Billion VND	3.5	0	-
5	Dividend	%/year	10	0.794	7.94%
6	Average Monthly Income per Employee	Million VND	12.5	14	112%

The Company's production and business activities in 2025 did not achieve some planned targets, although the BOD closely directed the Executive Board to ensure sufficient machinery, equipment, and workforce.

The main reasons for not achieving certain targets were that investors had not arranged site clearance, along with the implementation of the two-tier government model which generated additional procedures and disrupted construction and settlement processes.

Regarding investment procedures: In 2025, the Company commenced and carried out the Thanh Hoa social housing project. In Q1/2026, the Company opened sales of apartments in towers A1 and A2; in Q2/2026, contracts will be signed and payments collected from eligible customers.

The BOD directed the Executive Board to consolidate the management structure flexibly to best serve operations.

Regularly reviewing and adjusting internal management regulations in line with business characteristics and legal requirements. Paying special attention to employees' welfare. In 2025, the average employee income reached VND 14,000,000 per person per month.

Social insurance contributions were made in accordance with regulations.

3. Investment activities

3.1 Social Housing Project in Nam Ngan Ward, Thanh Hoa

Investor: Consortium of Viet Incons JSC - Vinaconex 21 JSC - Hanoi Investment and Trading JSC;

Project owner: Vinaconex 21 Joint Stock Company;

Total investment: VND 3,721 billion;

Land area: 28,002.9 m² including Zones A and B, each with 2 apartment buildings of 25 floors, totaling 2,376 apartments;

Current status: completion of the 3rd floor of towers A1, A2 and foundation of A3; bored piles in Zone B are basically completed;

BIDV Bank has signed a credit agreement with Vinaconex 21 with a limit of VND 600 billion for Zone A;

In Q2/2026, the Company will sign contracts and collect payments from eligible customers.

3.2 Other projects

In 2025, the Company completed construction and handover of apartments in Phu Thinh Residential Area Phase 1 as planned.

At the same time, the Company reviewed and completed legal documents to continue Phase 2.

The Company also continues to research and propose implementation of several social housing projects in Hanoi, Quang Ninh, etc.

4. Securities

The Company's shares are listed on the Hanoi Stock Exchange under ticker V21.

Listing on the stock market has helped build brand reputation and credibility with partners.

Despite market fluctuations, V21 has consistently attracted investor attention and received positive evaluations.

In 2025, the Company planned to issue additional shares to increase charter capital. However, after careful consideration, the BOD determined that it was not an appropriate time and decided to postpone the plan to be submitted at the 2026 Annual General Meeting of Shareholders.

5. Finance and accounting

The BOD regularly directs the Executive Board to review and analyze the Company's operations to meet corporate governance data requirements.

Financial and accounting work always complies with current legal regulations and relevant standards.

The BOD directs the Executive Board to regularly recover capital, receivables, and mobilize other capital sources to meet the Company's production and business needs.

6. Human resources and labor safety

In 2025, the Company recruited and allocated labor appropriately to meet production and business needs.

Labor safety at construction sites was strengthened.

Regular supervision, inspection, and training on labor safety regulations were conducted in accordance with the law.

7. Remuneration

According to the Resolution of the 2025 Annual General Meeting of Shareholders, remuneration for the BOD, Supervisory Board, and bonuses for the Executive Board was 0 VND.

8. Selection of independent audit firm

The BOD approved the selection of AVA Vietnam Auditing and Valuation Co., Ltd. to audit and review the Company's financial statements in 2025.

9. Board of Directors Meetings:

No.	Member of the Board of Directors	Number of Meetings Attended	Attendance Rate (%)	Reason for Absence
1	Mr. Nguyen Manh Ha	10/10	100%	-
2	Mr. Nguyen Huy Cuong	10/10	100%	-
3	Mr. Nguyen Linh Giang	9/10	90%	Elected on April 24, 2025
4	Mr. Nguyen Minh Hung	1/10	10%	End of term

10. Resolutions/Decisions of the Board of Directors in 2025:

No.	Resolution / Decision No.	Date	Content	Approval Rate
1	Resolution No. 02/V21	20/02/2025	Approval of shareholder list for attending the 2025 Annual General Meeting of Shareholders	100%
2	Resolution No. 05/NQ/HĐQT-V21	25/04/2025	Authorization for the Chairman of the BOD – legal representative to conduct transactions and borrow capital at banks	100%
3	Resolution No. 06/NQ/HĐQT-V21	25/04/2025	Authorization for the General Director – legal representative to conduct transactions and borrow capital at banks	100%
4	Resolution No. 08/V21	12/05/2025	Selection of auditing firm for 2025 financial statements	100%
5	Resolution No. 08B/V21	15/05/2025	Approval of implementation plan for social housing project in Nam Ngan Ward, Thanh Hoa City	100%
6	Resolution No. 10/2025/NQ-HĐQT-CT21	26/06/2025	Dismissal and appointment of branch director	100%
7	Resolution No. 12/V21	26/06/2025	Disposal of fixed assets	100%
8	Resolution No. 14/V21	01/07/2025	Establishment of project management board and appointment of its director	100%
9	Resolution No. 23/NQ/HĐQT-V21	30/10/2025	Approval of loan plan for construction and completion of Zone A (2 buildings NOXH-1 and NOXH-2), Nam Ngan social housing project	100%
10	Resolution No. 25/V21	04/12/2025	Approval of service contract signing	100%

11. Activities of the independent board member and evaluation results

Currently, the Board of Directors of the Company consists of 03 members, including 01 independent member, ensuring compliance with the required number of independent Board members.

The independent Board member plays a role in balancing interests, ensuring that decisions of the Board of Directors are made on an objective and independent basis, preventing conflicts of interest, and protecting shareholders' rights in relation to decisions of the Board of Directors.

Evaluation of the independent member:

- Regarding remuneration:

Based on the Resolution of the 2025 Annual General Meeting of Shareholders, the remuneration paid to the Board of Directors, including the independent member and the Supervisory Board, is 0 VND.

- Regarding the activities of the Board of Directors:

Matters under the authority of the Board of Directors and those authorized by the General Meeting of Shareholders have been discussed and unanimously approved by the Board of Directors through its meetings, based on reports, proposals, and advisory opinions of the Board of Management.

The approval of matters under the authority of the Board of Directors and those authorized by the General Meeting of Shareholders complies with the Law on Enterprises, the Company's Charter, internal governance regulations, and the operational regulations of the Board of Directors.

- Regarding supervision of the Board of Management:

Although the results of production and business activities did not meet the planned targets, the Board of Management has performed well in its executive functions and complied with corporate governance regulations.

The General Director and Deputy General Director organize and participate in periodic and ad-hoc meetings to update developments in investment and business activities, thereby promptly proposing optimal solutions and measures.

II. OPERATIONAL PLAN FOR 2026:

- Organize meetings to analyze and evaluate the results of production and business activities in 2025 in order to overcome existing shortcomings and approve the production and business plan for 2026, as well as propose specific measures and solutions to effectively implement the plan.

- Organize the 2026 Annual General Meeting of Shareholders and extraordinary meetings (if any) in accordance with regulations.
- Continue to improve the management structure towards specialization, with clear assignment of duties and responsibilities to individuals in order to control all Company activities in a centralized and unified manner.
- Direct the Board of Management to continue expanding relationships, seize opportunities to implement projects, and expand business operations.
- Direct the implementation of joint ventures and partnerships with potential partners to carry out investment projects.
- Organize periodic or ad-hoc meetings of the Board of Directors to timely direct all aspects of production and business activities.
- Build and develop the VINACONEX 21 brand.
- Focus on accelerating construction of projects with available site conditions.
- Implement sales of tower A3 and Zone B of the Nam Ngan social housing project.
- Complete capital increase procedures after approval by the General Meeting of Shareholders, submit to the State Securities Commission, and ensure timely completion in accordance with the plan to meet capital needs for production and business activities.
- Complete final settlements and approval of settlements, recover receivables for projects such as technical infrastructure of Zone 1 and Zone 2 of Dong Mai service land; allocate capital and accelerate construction implementation when site conditions are available for projects such as Do Duc Duc Road, To Huu Road connecting to extended Road 70, and the road leading to the University of Foreign Languages.
- Regarding communication activities: implement systematic and high-quality communication activities and corporate culture development; promote multi-channel communication, strengthen internal communication, ensure each employee acts as a brand ambassador of the Company; systematize core values in corporate culture and deploy and operate the new Company website interface.

III. CONCLUSION:

In 2025, with the efforts of all employees of the Company and the unity in management and organizational structure of the leadership, the Company has gradually overcome difficulties,

maintained and expanded its workload, and continued to build reputation and develop its brand in the market.

The Board of Directors respectfully requests continued support from shareholders so that the Company can continue its development in accordance with its strategic direction, making V21 a leading contractor and a reputable real estate investment entity in the market.

On this occasion, on behalf of the Board of Directors, we would like to express our sincere gratitude to shareholders for their support and assistance over the past time.

We wish all shareholders and your families good health and success.

We wish the General Meeting great success.

Respectfully submitted.

Recipients:

- Shareholders;
- BOD, Management, Supervisory Board;
- For filing

ON BEHALF OF THE BOARD OF DIRECTORS ✓

Chairman



NGUYEN MANH HA



Hanoi, April 06, 2026

SUPERVISORY BOARD REPORT
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dear Chairing Board,
Dear Distinguished Delegates,
Dear Esteemed Shareholders,

Pursuant to:

- The functions and duties of the Supervisory Board as stipulated in the Charter of Vinaconex 21 Joint Stock Company (hereinafter referred to as the "Company");*
- The 2025 consolidated financial statements of the Company, audited by Vietnam Auditing and Valuation Company Limited (AVA);*
- The inspection and supervisory results of the Supervisory Board in 2025.*

On behalf of the Supervisory Board of Vinaconex 21 Joint Stock Company, I would like to present to the esteemed shareholders the report on the results of supervision and inspection of the Company's activities in 2025:

I. ACTIVITIES OF THE SUPERVISORY BOARD

Supervisory Board Meetings in 2025

No.	Supervisory Board Member	Number of Meetings Attended	Attendance Rate	Voting Rate	Reason for Absence
1	Mr. Nguyen Huu Khanh	4/4	100 %	100%	
2	Ms. Nguyen Thi Thanh Mai	4/4	100%	100%	
3	Mr. Luong Hoai Nam	4/4	100%	100%	

The Supervisory Board conducted inspections and supervision to ensure compliance with the Law on Enterprises and the Company's Charter in managing and operating business activities, specifically:

- Reviewing the appropriateness of the Board of Directors' and Executive Board's decisions in corporate governance and management; Ensuring the legal compliance and procedural correctness of Company-issued documents.
- Assessing key operational processes to identify potential risks or shortcomings, providing recommendations and suitable solutions.
- Participating in Board of Directors meetings and monitoring the implementation of resolutions passed by the General Meeting of Shareholders.
- Reviewing the periodic reports prepared by the Executive Board; Inspecting quarterly and annual financial statements to ensure the accuracy and reliability of financial figures. Coordinating with external auditors to assess the material impact of accounting and audit errors.
- Ensuring compliance with information disclosure regulations for listed companies.

II. SUPERVISION RESULTS OF THE BOARD OF DIRECTORS

In 2025, the Board of Directors effectively performed its functions and duties in guiding and overseeing the Company's activities within its authority:

- Conducted meetings and agreed on strategies, business plans, and operational management directions.
- Issued resolutions and decisions within its jurisdiction, in full compliance with legal procedures and regulations.
- Supervised the Executive Board in implementing resolutions of the General Meeting of Shareholders and Board of Directors' decisions.
- Carefully evaluated investment projects approved by the General Meeting of Shareholders, particularly in real estate and construction materials.
- Implemented organizational restructuring initiatives.

III. SUPERVISION RESULTS OF THE EXECUTIVE BOARD'S ACTIVITIES

The Company's Executive Board has directly operated business activities in accordance with the functions and duties stipulated in the Company's Charter on organization and operation, the resolutions approved by the Annual General Meeting of Shareholders (AGM), and the resolutions and decisions of the Board of Directors (BOD), demonstrated in the following aspects:

- Strengthened internal training efforts and restructured the organizational apparatus to ensure transparent and efficient company management and operations.
- In 2025, the Executive Board implemented, directed, and operated the Company's business activities to achieve the targets set forth in the AGM resolutions and BOD resolutions and decisions.
- Organized meetings and reached consensus on business plans, directing management and operations within the authority of the Executive Board.
- The Executive Board made considerable efforts and demonstrated flexibility in 2025, promptly responding to market developments and socio-political situations, seriously adhering to the BOD's directives, and achieved the following results: total production value of VND 294 billion; revenue of VND 159.8 billion; and a pre-tax profit of VND 840,092,672. Some targets did not meet the business plan. The Executive Board has provided explanations in reports submitted to the BOD and AGM, with the primary reason being that the project owners have not yet handed over construction sites.
- Based on the 2025 business plan, the Executive Board assigned specific responsibilities to each personnel for monitoring and directing departments, teams, and construction sites, ensuring timely and flexible command in staff deployment to maintain continuous operations and fulfill required tasks.
- Reviewed projects that the Company has implemented, is implementing, and plans to implement, based on actual conditions, both objective and subjective factors, mechanisms, and policies, to classify projects for short-term and long-term implementation.

IV. SUPERVISORY BOARD'S REMUNERATION

According to the 2025 Annual General Meeting of Shareholders' Resolution, the remuneration for the Supervisory Board is VND 0.

V. SELECTION OF INDEPENDENT AUDIT FIRM FOR THE 2025 FINANCIAL STATEMENTS AUDIT

The Company has selected and signed a contract with Vietnam Auditing and Valuation Company Limited (AVA) to conduct the review and audit of the Company's 2025 financial statements.

VI. APPRAISAL OF THE 2025 FINANCIAL STATEMENTS

1. Financial accounting activities, preparation, and audit of the 2025 financial statements:

The Company's 2025 financial statements have been audited by Vietnam Auditing and Valuation Company Limited. According to the auditor's opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Vinaconex 21 Joint Stock Company as of December 31, 2025, as well as the results of its business operations and cash flows for the financial year ended December 31, 2025, in accordance with Vietnamese Accounting Standards, the Vietnamese enterprise accounting regime, and relevant legal regulations on the preparation and presentation of financial statements.

2. Business Performance Results in 2025

No.	Indicator	Unit	2025 Plan	2025 Actual	Completion Rate
1	Total Production Value	Billion VND	671	294	43.82 %
2	Revenue	Billion VND	266	159.8	60.08 %
3	Pre-tax Profit	Billion VND	15.9	0.84	5.28 %

3. Balance Sheet as of December 31, 2025

ASSETS	Amount (Billion VND)
A. Current Assets	484.4
I. Cash and cash equivalents	6.1
II. Short-term receivables	170.4
III. Inventories	201
IV. Other current assets	24,7
B. Non-current Assets	81,2
I. Long-term receivables	0.032
II. Fixed assets	35.7
III. Investment properties	16.7
IV. Long-term work-in-progress assets	28.2
V. Other non-current assets	0.44
TOTAL ASSETS	484.4

LIABILITIES AND OWNER'S EQUITY	
A. Liabilities	362.9
I. Short-term liabilities	206.5
II. Long-term liabilities	156.3
B. Equity	121.5
Of which: Owner's contributed capital	119.9
TOTAL LIABILITIES AND OWNER'S EQUITY	484.4

VII. RECOMMENDATIONS

1. Complete the system of internal procedures, management and supervision processes for construction teams; enhance the application of information technology in management and operations.

2. Evaluate, classify, and apply measures to recover and handle receivables; strengthen cash collection efforts to ensure stable cash flow for production and business activities.

3. Promote training activities to improve the knowledge, skills, and work efficiency of employees.

4. Restructure human resources and recruit new personnel to meet the increasing workload from large-volume projects with tight deadlines and complex technical requirements.

VIII. SUPERVISORY BOARD'S PLAN OF ACTIVITIES FOR 2026

The Supervisory Board will focus on the following key tasks:

- Supervise compliance with the Resolutions of the 2026 Annual General Meeting of Shareholders. The Supervisory Board considers this the key task to ensure optimal rights for the Company's shareholders.

- Appraise the completeness, legality, and accuracy of business performance reports, the semi-annual financial statements, and the annual financial statements of the Company; evaluate the Board of Directors' management activities and present the appraisal report at the AGM.

- Monitor the issuance of regulations, operational policies by the BOD and the Executive Board to ensure compliance with laws and the Company's Charter.

The above is the Supervisory Board's activity report for the fiscal year 2025, respectfully submitted to the General Meeting of Shareholders for review and feedback.

On behalf of the Supervisory Board, we wish all distinguished delegates and valued shareholders good health and happiness. We wish the General Meeting great success.

Respectfully thank you!

ON BEHALF OF THE SUPERVISORY BOARD

CHAIRMAN



NGUYEN HUU KHANH



PROPOSAL
Several Matters for Shareholders' Approval

To: The 2026 Annual General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

- Pursuant to the Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019;

- Pursuant to the Charter on the organization and operation of Vinaconex 21 Joint Stock Company.

The Board of Directors of Vinaconex 21 Joint Stock Company respectfully submits to the Annual General Meeting of Shareholders for approval the following matters:

Article 1: Approval of the audited financial statements for 2025

The audited financial statements for 2025 have been audited by Vietnam Auditing and Valuation Co., Ltd. (AVA) in accordance with applicable standards, inspected by the Supervisory Board, published in accordance with regulations, and posted on the Company's website: <http://www.vinaconex21.vn>, including:

1. Independent Auditor's Report;
2. Balance sheet as at December 31, 2025;
3. Income statement for 2025 ;
4. Statement of cash flows ;
5. Notes to the financial statements.

Key indicators from the audited financial statements for 2025:

No.	Indicator	Amount (VND)
1	Total assets	484,472,581,620
2	Equity	121,569,580,596
3	Net revenue	159,807,575,999
4	Profit before tax	840,092,672

Remuneration of the Board of Directors, Executive Board, and Supervisory Board:

No.	Name	Position	Remuneration (VND)
1	Nguyen Manh Ha	Chairman of the Board of Directors	453,509,000
2	Nguyen Huy Cuong	Member of the Board of Directors – General Director	453,509,000
3	Nguyen Ba Hanh	Deputy General Director	386,615,200
4	Phan Truong Quan	Chief Accountant	378,877,600
5	Nguyen Huu Khanh	Head of Supervisory Board	355,069,600
6	Nguyen Thi Thanh Mai	Member of Supervisory Board	246,693,700
7	Luong Hoai Nam	Member of Supervisory Board	218,719,300
Total			2,492,993,400

Article 2: Approval of the 2025 profit distribution plan

Based on Independent Audit Report No. 225/BCKT-TC/AVA dated March 16, 2026 by Vietnam Auditing and Valuation Co., Ltd., the Board of Directors proposes the profit distribution and dividend plan for 2025 as follows:

No.	Indicator	Unit	Amount
I	Retained earnings brought forward from 2024	VND	70,848,587
II	Profit after corporate income tax (CIT) for 2025	VND	840,092,672
III	Total retained earnings for 2025 (III = I + II)	VND	910,941,259
IV	Appropriation to funds	VND	0
1	Development investment fund	VND	0
V	Dividend distribution	VND	0
1	Dividend payout ratio	%	0
VI	Remuneration of the Board of Directors and Supervisory Board for 2025	VND	0
VII	Remaining retained earnings	VND	910,941,259

Article 3: Approval of the 2026 profit distribution plan

Profit after tax, after allocations to development investment and welfare funds, will be distributed to shareholders in accordance with regulations.

The bonus for the Board of Directors, Supervisory Board, and Executive Board in 2026: 10% of the profit after tax exceeding the planned target. The General Meeting of Shareholders authorizes the Board of Directors to allocate this fund.

Article 4: Approval of remuneration for the Board of Directors and Supervisory Board for 2025

1. Board of Directors remuneration: 0 VND
2. Supervisory Board remuneration: 0 VND

Article 5: Proposal for the 2026 remuneration plan for the Board of Directors and Supervisory Board

1. Board of Directors remuneration: 0 VND
2. Supervisory Board remuneration: 0 VND

In case that profit after tax in 2026 exceeds the planned target, the General Meeting of Shareholders authorizes the Board of Directors to allocate remuneration and bonuses equal to 10% of the amount exceeding the plan.

Article 6: Approval of the selection of the independent audit firm for the 2026 financial year

The General Meeting of Shareholders authorizes the Board of Directors to select an eligible independent audit firm to audit the 2026 financial statements.

This proposal is respectfully submitted to the Annual General Meeting of Shareholders of Vinaconex 21 Joint Stock Company for review, consideration, and approval.

Sincerely!

ON BEHALF OF THE BOARD OF DIRECTORS

Chairman

NGUYEN MANH HA

22-C.T.C.P.
Y
N
21
HÀ NỘI

Hanoi, April 06, 2026

PROPOSAL
ON THE PRIVATE PLACEMENT OF SHARES TO INCREASE CHARTER CAPITAL

To: The General Meeting of Shareholders of Vinaconex 21 Joint Stock Company

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated 26 November 2019;
- Pursuant to Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to Circular No. 118/2020/TT-BTC dated 31 December 2020 of the Ministry of Finance guiding several contents on securities offering and issuance, public tender offers, share repurchase, registration and deregistration of public companies;
- Pursuant to the Charter of Organization and Operation of Vinaconex 21 Joint Stock Company;
- Based on the Company's actual conditions.

The Board of Directors of Vinaconex 21 Joint Stock Company hereby respectfully submits to the General Meeting of Shareholders for consideration and approval the plan for private placement of shares to increase charter capital in 2026 as follows:

Private placement of shares:

- **Name of shares** : Shares of Vinaconex 21 Joint Stock Company
- **Total number of shares to be offered (expected)** : 21,000,000 shares
- **Total offering value at par value (expected)** : VND 210,000,000,000
- **Type of shares** : Ordinary shares
- **Par value** : VND 10,000 per share
- **Offering price** : VND 10,000 per share
- **Form of offering** : Private placement
- **Target investors** : Professional securities investors and strategic investors as follows:

No.	Full name	ID/Enterprise Reg. No.	Number of shares subscribed
I. Strategic investors			13,800,000
1	Nguyen Xuan Viet	001068003399	4,800,000
2	Nguyen Xuan Pha	001098031364	2,000,000
3	Nguyen Huy Cuong	001078013219	3,500,000
4	Nguyen Manh Ha	042078000534	3,500,000
II. Professional securities investors			7,200,000

The General Meeting of Shareholders authorizes the Board of Directors to determine the list of professional securities investors and the number of shares to be allocated to each such investor in this private placement.

- **Number of investors:** : Fewer than 50 investors
- **Transfer of subscription rights:** : Investors shall not be permitted to transfer their subscription rights to any third party
- **Transfer restrictions:** : Shares issued under the private placement shall be subject to transfer restrictions on 100% of the subscribed shares for a period of 03 years for strategic investors and 01 year for professional securities investors from the completion date of the offering
- **Treatment of unsubscribed shares:** : In the event that the shares offered are not fully subscribed, the General Meeting of Shareholders authorizes the Board of Directors to distribute the remaining shares to other investors at a price of VND 10,000 per share.
- **Share subscription:** : Investors who satisfy the prescribed criteria and are approved by the General Meeting of Shareholders or the Board of Directors (where authorized) shall register to subscribe for shares and make payment in accordance with the Company's notice
- **Distribution period:** : The private placement shall be conducted within 90 days from the date of approval by the competent authority.
- **Implementation timeline:** : Year 2026
- **Plan in case the offering proceeds do not meet expectations:** : The Company does not set a minimum successful subscription ratio. In the event that, upon expiry of the offering period, not all registered shares are subscribed and the proceeds collected are lower than expected, the General Meeting of Shareholders authorizes the Board of Directors, depending on actual

circumstances, to implement the following measures:

- Adjust the capital utilization plan in line with actual business conditions;
- Arrange additional funding through bank borrowings under credit agreements and/or issuance of corporate bonds.

- Use of proceeds:

To supplement capital for the Company's production and business activities, specifically as follows:

Purpose	Amount (VND)
Advance payments and settlements to contractors and suppliers for implementation of the Social Housing Project in Nam Ngan Ward, Thanh Hoa City, Thanh Hoa Province (within the planning area of residential and service land in Bac Cau Hac urban area), currently Ham Rong Ward, Thanh Hoa Province	210,000,000,000
Total	210,000,000,000

Project information:

Project name	:	Social Housing Project in Nam Ngan Ward, Thanh Hoa City (within the planning area of residential and service land in Bac Cau Hac urban area), currently Ham Rong Ward, Thanh Hoa Province
Location	:	Ham Rong Ward, Thanh Hoa Province
Investors	:	Consortium of Viet Incons Joint Stock Company – Vinaconex 21 Joint Stock Company – Hanoi Investment and Trading Joint Stock Company
Project owner	:	Vinaconex 21 Joint Stock Company
Land area	:	28,002.9 m ²
Scale and amenities	:	<ul style="list-style-type: none"> - Social housing Area A (14,097.6 m²): 02 buildings, each 25 stories; playgrounds, swimming pool, sports courts, walkways, landscaping, etc.; - Social housing Area B (13,903.5 m²): 02 buildings, each 25 stories; playgrounds, swimming pool, sports courts, walkways, landscaping, etc.

The General Meeting of Shareholders authorizes the Board of Directors to determine in detail the allocation and use of proceeds in accordance with project progress, and to proactively adjust and allocate funds in line with actual conditions while ensuring optimal benefits for shareholders.

***Foreign ownership limit:** The maximum foreign ownership ratio of the Company is 0%. Accordingly, to ensure compliance with such limit, the General Meeting of Shareholders approves that no shares shall be offered to foreign investors in this private placement.

***Amendment of the Charter:** The General Meeting of Shareholders approves amendments to provisions relating to charter capital and number of shares in the Company's Charter in accordance with the actual results of the issuance and applicable laws, and authorizes the Board of Directors and the legal representative to implement such amendments.

***Amendment of business registration:** The General Meeting of Shareholders approves amendments to the Company's business registration contents relating to changes in charter capital resulting from the issuance and authorizes the Board of Directors and the legal representative to carry out relevant procedures with competent authorities.

***Authorization to the Board of Directors:** The General Meeting of Shareholders authorizes the Board of Directors to implement the issuance plan, including but not limited to:

- Proactively carrying out procedures with the State Securities Commission of Vietnam and other competent authorities in relation to the issuance registration dossier, including the preparation, completion, amendment and supplementation of such dossier (if required upon request), without the need to seek further approval from the General Meeting of Shareholders;
- Opening escrow accounts for receipt of proceeds from the share offering;
- Determining the appropriate timing for fixing the record date for the exercise of rights and the timing for implementation of the share issuance;
- Finalizing and providing detailed regulations on the share issuance plan, and amending or supplementing the issuance plan where necessary or as required by competent authorities or market conditions to ensure the success of the offering;
- Deciding on the list of professional securities investors and the number of shares to be allocated to each such investor;
- Deciding on the selection and number of other professional securities investors and allocating shares to each such investor in the event that the aforementioned strategic investors change their decision and decline to participate in the share subscription during the implementation of the offering;
- Supplementing, revising or amending the plan for use of proceeds and deciding on the detailed allocation of proceeds to ensure that the funds raised from the offering are utilized in the most efficient manner and in the best interests of the Company's shareholders;
- Executing relevant agreements and contracts;
- Carrying out all tasks and procedures relating to the share issuance in accordance with the Company's Charter and applicable laws.
- Carrying out all necessary procedures for the registration of additional securities with the Vietnam Securities Depository and Clearing Corporation (VSDC) and for trading registration immediately after completion of the issuance of all successfully issued shares, ensuring compliance with applicable laws and regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval.

(This Proposal replaces Proposal No. 02/V21 dated April 1, 2025 regarding the share issuance plan to increase charter capital approved by the 2025 Annual General Meeting of Shareholders of Vinaconex 21 Joint Stock Company.)

ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN



Nguyen Manh Ha



PROPOSAL

Re: Amendment of the Company's Head Office Address and Business Lines

To: THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its guiding and amending documents;
- Pursuant to the Law on Securities No. 54/2019/QH14 passed on November 26, 2019, and its guiding and amending documents;
- Pursuant to the Charter of Organization and Operation of Vinaconex 21 Joint Stock Company;

The Board of Directors of Vinaconex 21 Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval the following matters:

Article 1: Amendment of the Company's Head Office Address

- **Previous address:** Ba La Street, Phu La Ward, Ha Dong District, Hanoi City, Vietnam
- **Amended address:** 3rd Floor, Vinaconex 21 Building, Alley 804 Quang Trung Street, Duong Noi Ward, Hanoi City, Vietnam

Article 2: Amendment and Supplement of Business Lines

1. To approve the update of business lines in accordance with Decision No. 36/2025/QĐ-TTg dated September 29, 2025 of the Prime Minister promulgating the Vietnam Standard Industrial Classification (attached Appendix).
2. To approve the addition of the following business lines:

No.	Business Line	Code
1	Combined support services	8110
2	General cleaning of buildings	8121
3	Other cleaning services	8129
4	Sewerage and wastewater treatment. Details: Industrial cleaning services	3700
5	Service activities incidental to land transportation	5225
6	Installation of water supply, drainage, heating and air-conditioning systems	4322



Article 3: Amendment of the Company Charter

To amend and supplement the Company Charter in accordance with the contents of this Proposal, including:

- Article 2: Name, legal form, head office, branches, representative offices and duration of operation of the Company;
- Clause 1, Article 4: Objectives of the Company.

The General Meeting of Shareholders authorizes the Board of Directors to carry out all necessary procedures in accordance with this Proposal and applicable regulations.

The above are the matters submitted to the 2026 Annual General Meeting of Shareholders of Vinaconex 21 Joint Stock Company for consideration and approval.

Respectfully submitted.

ON BEHALF OF THE BOARD OF DIRECTORS ✓

CHAIRMAN



NGUYEN MANH HA

APPENDIX

LIST OF UPDATED AND SUPPLEMENTED BUSINESS LINES PURSUANT TO DECISION NO. 36/2025/QĐ-TTg DATED SEPTEMBER 29, 2025

No.	Business Line (Before Amendment)	Code	Business Line (After Amendment)	Code	Notes
1	Mining of stone, sand, gravel and clay (activities are only carried out when permitted by competent State authorities)	0810	Mining of stone, sand, gravel and clay (activities are only carried out when permitted by competent State authorities)	0810	
2	Manufacture of builders' carpentry and joinery	1622	Manufacture of builders' carpentry and joinery	1622	
3	Manufacture of concrete and products of cement and plaster	2395	Manufacture of concrete and products of cement and plaster	2395	
4	Manufacture of structural metal products	2511	Manufacture of structural metal products	2511	
5	Construction of residential buildings. Details: Construction and installation of infrastructure works for residential areas and urban areas	4101	Construction of residential buildings. Details: Construction and installation of infrastructure works for residential areas and urban areas	4101	
6	Construction of non-residential buildings. Details: Construction and installation of infrastructure works for industrial parks, export processing zones and high-tech zones	4102	Construction of non-residential buildings. Details: Construction and installation of infrastructure works for industrial parks, export processing zones and high-tech zones	4102	
7	Construction of other civil engineering projects. Details: Construction and installation of civil, industrial, transport, irrigation, airport, seaport, tunnel, water supply and drainage, postal, cultural works, hydropower, thermal power, wind power works; construction of transmission lines and transformer substations up to 500 kV; restoration of historical monuments	4299	Construction of other civil engineering projects. Details: Construction and installation of civil, industrial, transport, irrigation, airport, seaport, tunnel, water supply and drainage, postal, cultural works, hydropower, thermal power, wind power works; construction of transmission lines and transformer substations up to 500 kV; restoration of historical monuments	4299	
8	Installation of other building systems. Details: Installation of elevators and escalators; installation of heating and air-conditioning systems	4329	Installation of other building systems. Details: Installation of elevators and escalators; installation of heating and air-conditioning systems	4329	

9	Other specialized construction activities	4390	Other specialized construction activities	4390
10	Agency, brokerage and auction activities. Details: Goods agency services	4610	Agency, brokerage and auction activities. Details: Goods agency services	4610
11	Urban and suburban passenger land transport services (excluding transport by bus)	4931	Urban and suburban passenger land transport services (excluding transport by bus)	4931
12	Other passenger land transport services	4932	Other passenger land transport services	4932
13	Real estate business, land use rights owned, used or leased. Details: Investment in, trading and development of housing and technical infrastructure of urban areas, residential areas, new economic zones, export processing zones and industrial zones	6810	Real estate business, land use rights owned, used or leased. Details: Investment in, trading and development of housing and technical infrastructure of urban areas, residential areas, new economic zones, export processing zones and industrial zones	6810
14	Architectural and engineering activities and related technical consultancy activities. Details: Construction planning design consultancy; architectural design consultancy; construction investment consultancy; preparation of investment projects; bidding consultancy; supervision consultancy and project management consultancy; consultancy on new technology and automation equipment; topographic and hydrogeological surveying, construction measurement	7110	Architectural and engineering activities and related technical consultancy activities. Details: Construction planning design consultancy; architectural design consultancy; construction investment consultancy; preparation of investment projects; bidding consultancy; supervision consultancy and project management consultancy; consultancy on new technology and automation equipment; topographic and hydrogeological surveying, construction measurement	7110
15	Technical testing and analysis activities. Details: Technical testing and analysis, experimentation	7120	Technical testing and analysis activities. Details: Technical testing and analysis, experimentation	7120
16	Other business support service activities not elsewhere classified (n.e.c). Details: Import and export of goods traded by the Company (as permitted by the State)	8299	Other business support service activities not elsewhere classified (n.e.c). Details: Import and export of goods traded by the Company (as permitted by the State)	8299
17	Wholesale of construction materials and other installation supplies. Details: Wholesale of materials, machinery,	4663	Wholesale of construction materials and other installation supplies. Details: Wholesale of materials, machinery,	Updated code 4673

	equipment, spare parts, production materials, consumer goods, automated production lines and construction materials		equipment, spare parts, production materials, consumer goods, automated production lines and construction materials		
18	Retail sale of hardware, paints, glass and other construction materials, machinery, equipment, spare parts, production materials, consumer goods, automated production lines and construction materials	4752	Retail sale of hardware, paints, glass, construction materials and installation equipment in specialized stores. Details: Retail of materials, machinery, equipment, spare parts, production materials, consumer goods, automated production lines and construction materials	4752	Updated description
19	Short-term accommodation services. Details: Guesthouse and hotel services	5510	Hotels and similar accommodation. Details: Hotel services	5510	Updated name
20	—	—	Other short-term accommodation services. Details: Guesthouse services	5520	Newly added
21	Travel agency. Details: Travel services	7911	Travel agency activities. Details: Travel services	7911	Updated terminology

**VINACONEX 21 JOINT STOCK COMPANY**

Address: 3rd Floor, Vinaconex 21 Building, Ba La Street, Duong Noi Ward, Hanoi City

Tel: (84-24) 6325 6588

Hanoi, April 28, 2026

**VOTING BALLOT FOR AGENDA ITEMS OF THE 2026
ANNUAL GENERAL MEETING OF SHAREHOLDERS****To: VINACONEX 21 JOINT STOCK COMPANY**

Full name of shareholder:

Shareholder code:

ID Card/Passport/Enterprise Registration Certificate No.: Date of
issue: Place of issue:

Legal representative (for organizations):

ID No.: Date of issue: Place of issue:

Address:

Tel: Fax:

Number of Shares Owned [As of the Record Date for AGM on March 16, 2026]:

After reviewing the Reports and Proposals presented at the 2026 Annual General Meeting of Shareholders of Vinaconex 21 Joint Stock Company, I/We hereby cast our votes on the following matters:

No.	Content	Approve	Disapprove	No Opinion
1	Report of the General Director on the 2025 business performance and the 2026 business plan			
2	Report of the Board of Directors			
3	Report of the Supervisory Board			
4	Audited Financial Statements for 2025			
5	Profit distribution plan for 2025			
6	Business plan and profit distribution plan for 2026			
7	Remuneration of the Board of Directors and the Supervisory Board for 2025			
8	Proposed remuneration of the Board of Directors and the Supervisory Board for 2026			
9	Selection of the auditing firm for 2026			
10	Share issuance plan to increase charter capital			
11	Approval of the amendment of the Company's head office address.			
12	Approval of the addition and update of the Company's business lines.			
13	Approval of the amendment of the Company's Charter following the amendment of the head office address, the addition and update of the Company's business lines, and the share issuance to increase charter capital.			

I/We shall take full responsibility for the above voting decisions and undertake to strictly comply with all applicable laws and the Charter of Vinaconex 21 Joint Stock Company, and agree not to raise any complaints or claims against the Company.

Note: In case a shareholder leaves the meeting without submitting this Voting Ballot, such shareholder shall be deemed not to have participated in the voting.

Shareholder

(Signature, full name, and seal if applicable)



VINACONEX 21 JOINT STOCK COMPANY
Address: 3rd Floor, Vinaconex 21 Building, Ba La Street, Duong Noi Ward, Hanoi City
Tel: (84-24) 6325 6588



ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

VOTING CARD

SHAREHOLDER:

ID NUMBER

BALLOT

Notes:

- 01 common share is equivalent to 01 voting right.
- The total number of shares owned equals the total number of voting