



**GENEA CAPITAL
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Số: 53/GENEA -CBTT

Hanoi, July 24, 2026

REPORT ON PROGRESS
OF USE OF PROCEEDS FROM PUBLIC OFFERING
*(As per Offering Registration Certificate No. 712/UBCK-GCN
issued by the Chairperson of the State Securities Commission on October 20, 2010)*

To : The State Securities Commission
Hanoi Stock Exchange

I. ABOUT THE ISSUER

1. Name of Issuer: PVI INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY
(now GENE A CAPITAL JOINT STOCK COMPANY).
2. Head Office: No. 1 Pham Van Bach, Cau Giay Ward, Hanoi.
3. Telephone: 0243 62732659 | Fax: 0243 62732668 | Website: www.pv2.com.vn
4. Charter Capital: VND 373,500,000,000.
5. Stock symbol: PV2
6. Payment account: Southeast Asia Commercial Joint Stock Bank (SeABank) – Lang Ha Branch.
Account Number: 01100013940200.
7. Business Registration Certificate: No. 0102306389, initially issued by the Hanoi Department of Planning and Investment on June 29, 2007, with the 18th amendment granted on June 25, 2026.
 - Main Business Line: Real Estate, Financial Investment.
 - Business Code: 6810.
 - Primary Products/Services: Real Estate Projects.



II. PUBLIC OFFERING DETAILS

1. Name of securities: Shares of PV2 Investment Joint Stock Company
(now Shares of Genea Capital Joint Stock Company)
2. Securities type: Ordinary shares.

3. Par value: VND 10,000 per share.
4. Offering volume: 19,099,292 shares.
5. Total proceeds mobilized: VND 190,992,920,000.
6. Completion date of the offering: December 29, 2010.

III. PROGRESS OF USE OF PROCEEDS FROM PUBLIC OFFERING

1. Initial utilization plan:

According to the utilization plan disclosed in the issuance prospectus, the proceeds from the public offering shall be allocated as following:

No.	Project Name	Amount (VND)
1	Residential project located in Nhon Trach, Dong Nai	30,460,000,000
2	Office building project in Bien Hoa, Dong Nai	2,821,000,000
3	Office building project in Yen Hoa, Cau Giay, Ha Noi	116,014,000,000
4	Working capital supplement	41,698,000,000
	Total	190,993,000,000

2. Project progress:

2.1 Residential project located in Long Tan and Phu Hoi, Nhon Trach, Dong Nai:

On January 30, 2026, the Company executed the Project Transfer Agreement No. 01/2026/HĐCN for the transfer of the entire project in accordance with Resolution No. 01/2026/NQ-HĐQT of the Board of Directors. As of the date of this Report, the Company has completed the project transfer.

2.2 Office Building Project in Bien Hoa, Dong Nai:

PV2 transferred this project to PVI Holdings on June 30, 2011,

2.3 Housing Project for Dung Quat Refinery Employees in Quang Ngai:

PV2 is currently providing documentation and awaiting resolution for project obstacles from Quang Ngai provincial authorities.

3. Progress of using proceeds

3.1 Progress of using proceeds raised from the offering

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No.	Project Name	Adjusted Investment Plan (VND)	Actual Amount Disbursed (VND)
1	Residential project located in Nhon Trach, Dong Nai	50,460,000,000	50,460,000,000
2	Office building project in Bien Hoa, Dong Nai	2,821,000,000	2,821,000,000
3	Housing Project for Dung Quat Refinery Employees in Quang Ngai	77,712,000,000	6,249,881,421
4	Working capital supplement	60,000,000,000	131,462,118,580
	Total	190,993,000,000	190,993,000,000

3.2 Changes and adjustments

Deferred investment in the Yen Hoa Office Building Project to focus on owner-invested projects (Residential project located in Long Tan and Phu Hoi, Nhon Trach, Dong Nai and Housing Project for Dung Quat Refinery Employees in Quang Ngai).

3.3 Reason for change

- In 2011, PV2 prioritized the allocation of capital to projects where the Company served as the Primary Investor. Simultaneously, a portion of the funds was strategically deployed into short-term financial services to capitalize on market opportunities during a period of capital scarcity, thereby enhancing overall investment efficiency. Consequently, the Company temporarily deferred its investment in the Yen Hoa Premium Office Building project in Cau Giay, Hanoi, as originally planned.
- On April 25, 2012, the 2012 Annual General Meeting of Shareholders of PV2 Investment Joint Stock Company ratified Resolution No. 01/NQ-ĐHĐCĐ, which included strategic adjustments to the capital utilization plan for the proceeds raised from the offering, as below:

No.	Project Name	Adjusted Investment Plan (VND)	Actual Amount Disbursed (VND)
1	Residential project located in Nhon Trach, Dong Nai	30,460,000,000	50,460,000,000
2	Office building project in Bien Hoa, Dong Nai	2,821,000,000	2,821,000,000



No.	Project Name	Adjusted Investment Plan (VND)	Actual Amount Disbursed (VND)
3	Office building project in Yen Hoa, Cau Giay, Ha Noi	116,014,000,000	0
4	Housing Project for Dung Quat Refinery Employees in Quang Ngai	0	77,712,000,000
5	Working capital supplement and project disbursement	41,698,000,000	60,000,000,000
	Total	190,993,000,000	190,993,000,000

3.4 Information Disclosure:

This report is published on the website www.pv2.com.vn starting from July 24, 2026.

CHIEF EXECUTIVE OFFICER



Vu Xuan Han