

No.: 138/V21

Hanoi, 04 September 2026

**REPORT ON THE PROGRESS OF USE OF PROCEEDS FROM THE
OFFERING/ISSUANCE**

*(Pursuant to Official Letter No. 8041/UBCK-QLCB issued by the State Securities
Commission on August 19, 2026 regarding the documents reporting the results of the
private placement of shares of V21)*

To: The State Securities Commission

I. INFORMATION ON THE ISSUING ORGANIZATION

1. Full name of the issuing organization: **VINACONEX 21 JOINT STOCK COMPANY**
2. Head office address: 3rd Floor, Vinaconex 21 Building, Alley 804, Quang Trung Street, Duong Noi Ward, Hanoi City, Vietnam
3. Telephone: 024.6325.6588
4. Charter capital: VND 329,997,890,000
5. Stock code (if any): V21
6. Payment account maintained at:
 - Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) - Thanh An Branch
 - Account No.: 118000011470
7. Enterprise Registration Certificate No. 0500236902, initially issued by the Department of Planning and Investment of Hanoi on March 10, 2005, and amended for the 12th time by the Department of Finance of Hanoi on May 06, 2026.
 - Principal business line: Other specialized construction activities - Business Line Code 4390.
 - Principal products/services: Construction and installation of civil, industrial, transportation, irrigation, airport, port and tunnel works; water supply and drainage systems; transmission lines and transformer substations up to 500 kV; technical infrastructure works; residential areas, urban areas, industrial parks, export processing zones and hi-tech parks.

8. Establishment and operation license (if required under specialized laws): None

II. SECURITIES ISSUED

1. Name of securities: Shares of Vinaconex 21 Joint Stock Company

2. Type of securities: Ordinary shares

3. Par value: VND 10,000 per share

4. Number of securities issued: 21,000,000 shares

5. Total capital/proceeds raised: VND 210,000,000,000

6. Completion date of the offering/issuance: 19 August 2026

III. USE OF CAPITAL/PROCEEDS FROM THE OFFERING/ISSUANCE

1. Use of proceeds:

The proceeds from the offering were used to supplement Vinaconex 21's capital contribution to the consortium implementing the Social Housing Project in Nam Ngan Ward, Thanh Hoa City (within the Residential and Service Area under the detailed planning of the Bac Cau Hac Urban Area), now located in Ham Rong Ward, Thanh Hoa Province. Accordingly, the proceeds were used to make payments to contractors and suppliers.

2. Information on the progress of the Project implemented by the issuing organization

2.1. Information on the Project receiving the capital contribution

Project name	:	Social Housing Project in Nam Ngan Ward, Thanh Hoa City (within the Residential and Service Area under the detailed planning of the Bac Cau Hac Urban Area), now located in Ham Rong Ward, Thanh Hoa Province
Location	:	Ham Rong Ward, Thanh Hoa Province
Investors	:	Consortium comprising Viet Incons Joint Stock Company, Vinaconex 21 Joint Stock Company and Hanoi Investment and Trading Joint Stock Company
Authorized project owner	:	Vinaconex 21 Joint Stock Company
Land plot area	:	28,002.9 m ²
Project scale and amenities	:	- Social Housing Area A (14,097.6 m ²), comprising 2 buildings, each 25 storeys high; recreational area, swimming pool, sports courts, walkways, green spaces, etc.

	- Social Housing Area B (13,903.5 m ²), comprising 2 buildings, each 25 storeys high; recreational area, swimming pool, sports courts, walkways, green spaces, etc.
Project implementation period	: Not exceeding 05 years (expected from Q3/2023 to Q3/2028)
Total project investment capital	: VND 3,721,297,000,000 (Three trillion seven hundred twenty-one billion two hundred ninety-seven million Vietnamese dong)

2.2. Legal basis for implementation of the Project

- Decision No. 2271/QD-UBND dated June 17, 2020 issued by the People's Committee of Thanh Hoa Province approving the partial adjustment of the 1/500 detailed planning for the Residential and Service Area under the Bac Cau Hac Urban Area, Nam Ngan Ward.

- Decision No. 1569/QD-UBND dated May 10, 2022 on approval of the investment policy for the Project.

- Decision No. 1453/QD-UBND dated April 26, 2023 on approval of the investor.

- Business Cooperation Contract No. 01/2023/HTKD-VI-V21-DLHC dated March 08, 2023.

- Authorization Contract No. 01/2024/HDUQ-VI-V21-DLHC dated August 01, 2024 regarding the authorization to act as the project owner for implementation of the Project.

- Decision No. 2340/QD-UBND dated June 30, 2025 of the People's Committee of Thanh Hoa Province on land allocation and land lease.

2.3. Current implementation status of the Project

- Building A1: The Level 12 floor slab has been completed; column formwork for Level 12 is currently being installed.

- Building A2: The Level 8 floor slab has been completed and the Level 8 columns are currently being cast.

- Building A3: The Level 6 floor slab and columns have been completed; formwork for the Level 7 beams and floor slab is currently being installed.

- Area B: Construction of all 360 bored piles has been completed.

3. Progress of use of proceeds from the private placement of shares



Vinaconex 21 Joint Stock Company has completed the private placement of shares and received Official Letter No. 8041/UBCK-QLCB dated August 19, 2026 from the State Securities Commission regarding the documents reporting the results of the private placement of shares of V21.

As of the date of this Report, Vinaconex 21 Joint Stock Company has completed the use of the entire amount of **VND 210,000,000,000** raised from the offering, with details as follows:

No.	Description	Amount Used (VND)	Period of Use
1	Viet Incons Joint Stock Company	10,000,000,000	Q3/2026
2	Dai Ngan Construction and Trading Joint Stock Company	16,700,000,000	Q3/2026
3	Vina 21 Concrete Joint Stock Company	30,000,000,000	Q3/2026
4	Minh Viet Urban Consulting and Construction Joint Stock Company	25,000,000,000	Q3/2026
5	Hung Gia Construction, Trading and Investment Company Limited	31,300,000,000	Q3/2026
6	TTH Trading and Manufacturing Joint Stock Company	33,000,000,000	Q3/2026
7	Dan Phuong Industrial Joint Stock Company	20,000,000,000	Q3/2026
8	Oliver Construction Investment Company Limited	44,000,000,000	Q3/2026
Total		210,000,000,000	

4. Disclosure of the Report on the Progress of Use of Proceeds from the Private Placement of Shares

The report on the progress of use of proceeds from the private placement of shares has been disclosed on the Company's website: **Vinaconex21.vn**

VINACONEX 21 JOINT STOCK COMPANY

(Legal Representative
Signature, full name and seal)



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà