

**JOINT STOCK COMPANY
VINACONEX 39**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 127 VN39/CBTT

Hanoi, 27/1 2026

**INFORMATION DISCLOSURE
MANAGEMENT REPORT 2025**

**To: - State Securities Commission
- Hanoi Stock Exchange**

1. Organization name: Vinaconex 39 Joint Stock Company
- Stock code: PVV
- Address: 1st floor, CT2A building, Co Nhue new urban area, Nghia Do ward, Hanoi city.
- Contact phone: 0243.787.5938
- E-mail: vanthupvv@gmail.com

2. Content of published information:

2025 management report of Vinaconex 39 Joint Stock Company

3. This information was published on the Company's website pvv.com.vn on 27/1/2026

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

** Attached documents:*

- 2025 management report

**PERSON WHO DISCLOSES INFORMATION
GENERAL DIRECTOR OF THE COMPANY**



Nguyen Tien Dung

39 JOINT STOCK COMPANY

Number: 01/BCQT/VN39/HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, date 27 January 2026 .

REPORT ON THE GOVERNANCE OF LISTED COMPANIES
(Full year 2025)Dear: - State Securities Commission
- Hanoi Stock Exchange

- Listed company name : V INACONEX 39 JOINT STOCK COMPANY
- Head office address : 1st Floor, CT2A Building , Co Nhue New Urban Area, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City , Vietnam.
- But Phone: 02437875938 Fax: 02437875937 Email: vanthu.pvv@gmail.com
- Registered capital : 300,000,000,000 VND
- Stock ticker symbol : PVV .
- Corporate governance model:
- + General Shareholders' Meeting, Board of Directors, Supervisory Board, and General Director.

I. Activities of the General Meeting of Shareholders.

Information on meetings and resolutions/decisions of the General Meeting of Shareholders (including resolutions of the General Meeting of Shareholders adopted through written ballots).

No.	Resolution/Decision Number	Day	Content
1	01/NQ/VN 39/HĐCĐ	April 25, 2025	Approval was granted for: the business results for 2024 , the business plan for 2025 , the audited financial statements for 2024 , the Board of Directors' report for 2024 outlining operational direction for 2025, and the Supervisory Board's report for 2024; Approval of the following proposals: the Supervisory Board 's proposal on selecting an auditing firm for the 2025 fiscal year ; the proposal on the profit distribution plan for 2024; the proposal on the settlement of remuneration for members of the Board of Directors and Supervisory Board for 2024; and the remuneration plan for the Board of Directors and Supervisory Board for 2025 ; Approval of the results of the dismissal of members of the Board of Directors and Supervisory Board; and the results of the

			supplementary election of members of the Supervisory Board for the 2022-2027 term.
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of Directors (Annual Report 2025)

1. Information about the members of the Board of Directors:

No .	Board Member	Position	Date of commencement/cessation of membership on the Board of Directors/independent board member	
			Appointment date	Dismissal date
1	Mr. Phan Dinh Phong	Chairman of the Board	January 22, 2024	
2	Mr. Trinh Duc Phu	Board Member	May 26, 2022	
3	Mr. Vu Thanh Kien	Board Member	May 26, 2022	
4	Grandma Nguyen Bich Hang	Board Member	March 23, 2024	
5	Grandma Le Cam Tu	Board Member	March 23, 2024	
6	Mr. Nguyen Viet Hung	Board Member	March 23, 2024	
7	Ms. Nguyen Thi Huyen Trang	Board Member	March 23, 2024	April 25, 2025

2. Board of Directors Meetings:

No .	Board Member	Board of Directors meetings attended	Meeting attendance rate (%)	Reasons for not attending
1	Mr. Phan Dinh Phong	11	100%	
2	Mr. Trinh Duc Phu	11	100%	
3	Mr. Vu Thanh Kien	11	100%	
4	Grandma Nguyen Bich Hang	11	100%	

5	Grandma Le Cam Tu	11	100%	
6	Mr. Nguyen Viet Hung	11	100%	
7	Ms. Nguyen Thi Huyen Trang	01	9.1%	I request one half-day off due to a business trip and another half-day off because I have submitted my resignation as a member of the Board of Directors; I was dismissed from my position as a member of the Board of Directors on April 25, 2025.

3. The Board of Directors' oversight of the Management Board:

The Company's Board of Directors has performed its duty of overseeing the activities of the General Director's Office through:

- The Chairman of the Board of Directors and/or members of the Board of Directors attend and provide input at the regular work briefing meetings of the Board of General Directors;
- The Board of Directors monitors and understands the business operations through reports and documents submitted by the General Director to the Board of Directors.
- The Board of Directors, in coordination with the Supervisory Board, organizes inspection and supervision activities regarding the business operations and management of the Company.

4. Activities of the Board of Directors' subcommittees: None .

5. Resolutions/Decisions of the Board of Directors:

5.1 Resolutions:

No.	Resolution Number N	Date	Content
1.	01/NQ/VN-39/HĐQT	March 5, 2025	Resolution of the Board of Directors on selecting the final registration date for exercising the right to attend the Company's 2025 Annual General Meeting of Shareholders.
2.	02/NQ/VN-39/HĐQT	March 28, 2025	Resolution of the Board of Directors on: approving the agenda for the Company's 2025 Annual General Meeting of Shareholders.
3.	03/NQ/VN-39/HĐQT	March 28, 2025	Resolution of the Board of Directors on: Approving the Draft Rules of Procedure for the Annual General Meeting of Shareholders of the Company in 2025.
4.	04/NQ/VN-39/HĐQT	April 17, 2025	Resolution of the Board of Directors on the Approval of Additional Contents to the Documents for the Annual General Meeting of Shareholders of the Company in 2025.

5.	05/NQ/VN-39/HĐQT	May 30, 2025	Resolution of the Board of Directors approving the selection of the auditing firm for the Company's financial statements for 2025.
6.	06/NQ/VN-39/HĐQT	May 30, 2025	The Board of Directors' resolution approving the transfer of assets includes all rights and obligations of the Company in the mixed-use service, commercial, office, and residential building project - Dong Phat Phan Trong Tue, in accordance with the business cooperation agreement No. 14/2012/HĐHTKD dated February 10, 2012, and its attached appendices.
7.	07/NQ/VN-39/HĐQT	June 23, 2025	Board of Directors Resolution on Approving the Mortgage and Asset Transfer Plan for 20% of the Company's Capital Contribution in the "High-End Apartment and Mixed-Use Service Complex" Project Nam An Khanh Urban Area - Hanoi.
8.	08/NQ/VN-39/HĐQT	September 25, 2025	Board of Directors Resolution on Commitment to Guarantee Payment/Transfer of Collateral to Secure Payment Obligations
9.	09/NQ/VN-39/HĐQT	November 25, 2025	Resolution of the Board of Directors approving the purchase of passenger cars for the Company's production and business operations.
10.	10/NQ/VN-39/HĐQT	December 10, 2025	The Board of Directors' resolution approves the opening of performance guarantees and advance payment guarantees at Saigon - Hanoi Commercial Joint Stock Bank (SHB).
11.	11/NQ/VN-39/HĐQT	December 15, 2025	The Board of Directors' resolution approves the General Director's signing of the document to finalize the legal documentation for Business Cooperation Agreement 14/2012/HĐHTKD and Guarantee Agreement No. 10/TDTT-TH/TTGDH012/HĐBĐ04 for the project on Phan Trong Tue Street, Hanoi.
12.	12/NQ/VN-39/HĐQT	December 30, 2025	Resolution of the Board of Directors regarding: Approval of the contents of Appendix No. 05 to Contract No. 14/2012/HĐHTKD signed on February 10, 2012; Main contents of the principal contract/transfer contract at the Dong Phat - Phan Trong Tue mixed-use service, commercial, office and residential building project in Hanoi.
13.	13/NQ/VN-39/HĐQT	December 30, 2025	Resolution of the Board of Directors regarding: Organizing a written shareholder consultation in 2026 of Vinaconex 39 Joint Stock Company.

5.2 Decisions :

No.	Decision Number	Date	Content
1.	Decision No. 01/QD/VN - 39 /HDQT	March 28, 2025	Board of Directors' decision on the establishment of a Preparatory Committee for the Company's 2025 Annual General Meeting of Shareholders.
2.	02 /QD/VN- 39 /HDQT	April 24, 2025	Board of Directors' Decision on the Establishment of a Committee to Verify the Eligibility of Shareholders to Attend the Company's 2025 Annual General Meeting.

3.	03/QD/VN-39/HDQT	September 15, 2025	Board of Directors' decision on the appointment of the Company's Governance Officer.
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III. Supervisory Board (Annual Report 2025)

1. Information about the members of the Supervisory Board (SB)

No.	Supervisory Board Member	Position	Date of commencement/cessation of membership in the Supervisory Board	Professional qualifications
1.	Le Thi Nhu Lan	Prefect	Member since May 26, 2022	University
2.	Vu Tuan Dung	Member	Member since March 23, 2024	University
3.	Bui Thi Hai Yen	Member	No longer a member as of April 25, 2025	University
4.	Tran Thi Thu Thuy	Member	Member since 25/04/2025	University

2. Meeting of the Supervisory Board

No.	Supervisory Board Member	Number of meetings attend	Meeting attendance rate	Voting ratio	Reasons for not attending the meeting.
1	Le Thi Nhu Lan	2	100%	100%	
2	Vu Tuan Dung	2	100%	100%	
3	Tran Thi Thu Thuy	2	100%	100%	

3. Supervisory activities of the Supervisory Board over the Board of Directors, the Executive Management Board, and shareholders:

Monitoring and supervision across all areas of the Company's operations ensure compliance with the law, the Company's charter, resolutions of the General Meeting of Shareholders, and the Board of Directors.

Throughout 2025, the Supervisory Board received no complaints from shareholders regarding the Board of Directors, the Executive Board, or the Supervisory Board in the performance of their assigned duties.

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

The Head of the Supervisory Board will attend meetings directly with the Board of

Directors when invited.

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

Advising the Board of Directors on the issuance of regulations and policies within its authority related to risk management in the Company's operations, providing warnings about the Company's safety level against potential risks and short-term and long-term preventive measures.

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

When necessary, the Supervisory Board will hold meetings to review and evaluate the work performed, coordinate with the Board of Directors and the Executive Board in implementing the resolutions of the General Meeting of Shareholders and the resolutions of the Board of Directors, and fulfill the assigned tasks.

Conducting regular inspections at subsidiary companies helps the parent company's management team understand the operational situation of the subsidiaries, assess their operational capacity, and evaluate the leadership team's management capabilities.

IV . Executive Board :

No.	Executive Board Member B	Date of birth	Professional qualifications	Date of appointment / dismissal of the Executive Board
1	Mr. Nguyen Tien Dung General Director	February 20, 1982	University	Appointed on October 16, 2023
2	Ms. Nguyen Thi Kim Hanh Deputy General Manager	September 3, 1981	Master of Economics	Reappointment on July 29, 2024

V. Chief Accountant .

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

VI . Person in charge of company administration.

Full name	Date of birth	Professional qualifications and skills	Date of appointment / dismissal.
Mr. Tran Van Quy	October 14, 1971	Civil Engineer	Appointment dated September 15, 2025

VII . Training in Corporate Governance:

Training courses on corporate governance that members of the Board of Directors, members of the Supervisory Board, the Director (CEO), and other management staff have participated in as required by corporate governance regulations: None .

VIII . List of related parties of the listed company as stipulated in Clause 34, Article 6 of the Securities Law (Annual Report 2025) and transactions of related parties of the company with the Company itself .

1. List of related persons of the company: *As per Appendix No. 01 .*
2. Transactions between a company and its related parties; or between a company and major shareholders, insiders, or related parties of insiders .

No.	Name of organization/individual	Relationship with the company	NSH Certificate Number*, Date of Issue, Place of Issue	Head office address/ Contact address	Time of transaction with the company	Resolution / Decision Number approved by the General Meeting of Shareholders/Board of Directors	Content, quantity, and total value of the transaction.	Note
1	PVV Civil and Industrial Construction Joint Stock Company	Subsidiary company	0104409799	Adjacent to plot 6, number 36, Tan Tay Do New Urban Area, Dan Phuong District, Hanoi City, Vietnam	April 23, 2025		Record a decrease in accounts payable to the subsidiary due to payment of electricity bills to the subsidiary. 800,000,000 VND	Contract No. 0105.2016/HĐKT/PV V/PVVIC dated September 1, 2016
					June 30, 2025		Increase accounts payable to subsidiary due to accounting adjustments resulting in a decrease in electricity receivables. 144,945,000 VND	Contract No. 85/HĐXL/PVC/PVVIC/2011 dated July 8, 2011
					December 24, 2025		Record a reduction in accounts payable to the subsidiary due to occupational safety and health penalties. 2,232,869,583 VND	Contract No. 16a/2011/HĐKT dated February 22, 2011
					December 31, 2025		Increase accounts payable to subsidiary due to acceptance of payment documents. 3,373,940,958	Contract No. 72/HĐXL/PVC/PVVI C/2011 June 15, 2011

Note: NSH Number: ID Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License or equivalent legal document (for organizations)*

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

No .	The person executing the transaction	Relationships with insiders	Position at CTNY	ID/Passport number, date of issue, place of issue	Address	Name of subsidiary company, company controlled by CTNY.	Transaction time	Content, quantity, and total value of the transaction.	Note
	(Do not have)								

4. Transactions between the company and other parties:

4.1. Transactions between the company and companies where the Board of Directors, Supervisory Board members, and Directors (General Directors) have been founding members or members of the Board of Directors, or Directors (General Directors) in the past three (03) years (calculated at the time of report preparation): none

4.2. Transactions between the company and companies where a related party of a member of the Board of Directors, a member of the Supervisory Board, or the CEO (General Director) is also a member of the Board of Directors or the CEO (General Director): None

4.3. Other transactions of the company (if any) that may bring material or non-material benefits to members of the Board of Directors, members of the Supervisory Board, and the Executive Director (General Director): None

IX . Insider trading and trading of shares by insiders and related parties of insiders (2025 Report)

1. List of insiders and related parties of insiders: *As per Appendix No. 02 .*

2. Transactions by insiders and related parties involving shares of listed companies :

No.	The person executing the transaction	Relationships with insiders	Number of shares owned at the beginning of the period		Number of shares held at the end of the period		Reasons for increase or decrease (buying, selling, converting, rewarding etc.)
			Number of shares	Proportion	Number of shares	Proportion	
	Trinh Duc Phu	UV HDQT Company	190,000	0.633%	130,000	0.433%	Sell

VII. Other points to note: none

TM. BOARD OF DIRECTORS

CHAIRPERSON



Phan Dinh Phong

