

VINACONEX 39 JOINT STOCK COMPANY

REPORT

**REPORT ON BUSINESS PERFORMANCE RESULTS FOR 2025
AND THE PRODUCTION AND BUSINESS PLAN FOR 2026
OF VINACONEX 39 JOINT STOCK COMPANY**

Hanoi , April 2026



Hanoi, April 2, 2026

REPORT ON BUSINESS PERFORMANCE IN 2025 AND BUSINESS PLAN FOR 2026

Glasses Sent to : Dear Mr. Co East Company part Vinaconex 39

Total Supervisor The director of Vinaconex 39 Company requests newspaper urine Grand festival copper neck winter often Company's annual report for 2026 conclude fruit active business production and development in 2025 and development declare plan The company 's business plan for 2026 includes the content such as after :

I. Consolidated business results for 2025:

In 2025, the Company made efforts in production and business, with the support of major shareholders and the close guidance of the Board of Directors. The Company achieved most of the plan set out in the 2025 General Shareholders' Meeting resolution, specifically the following performance indicators:

Single position : Billion copper

TT	Only pepper	Single taste	Bell plan 2025	Real presently 2025	Real presently 2024	% Actual compared to	
						Plan for 2025	2024
A	Price treatment product quantity	Billion .	16.42	14.94	9.87	90.98	151.34
1	SL Construction install	Billion .	6.48	7.00			
2	SL outside build install	Billion .	9.94	9.94			
B	Revenue	Billion .	23,23	441.39	14,15	1900.45	3120.07
1	Construction install	Billion .	14.02	7.04	4.79		
2	external build install	Billion .	9.20	11.34	9.36		
3	Income other	Billion .		423.01			
C	Profit before tax	Billion .		105.68	-32.61		

1. One number task service Satisfied obtain Okay in 2025 :

Before love image difficult towel shared belong to background terrible cell , in 2025 General Board supervisor director the company has very effort force and sacred active in labour author thing production and business activities , group central owner weak enter territory abyss in muscle structure the attend case head private and collect return capital the labour presentation Satisfied exam labour

finished Not yet decision mathematics . Through that, the company has obtain Okay one number wall just best To be in labour author talent main , grandpa body like after :

- After many year , end business results of the company has Have interest . From On January 1, 2026, the company did not still the amount get a loan echo row too limit and broadcast born profit .
- Complete labour author transfer yield attend NAK case according to resolution decision Grand festival copper neck movement 2025 brings again amount collect import other with price worth 216.973 billion copper ;
- Complete labour author table deliver talent product To be part capital contribute belong to company at attend Phan Trong case Tue give echo row PVCombank to cr apart from in debt Principal , interest . Completed . labour author re structure bamboo in debt in echo row PVCombank , currently at the company still amount in debt broadcast born interest at the Bank PVCombank . Project ants in In the second quarter of 2026, the company will complete u head custom socks maths amount in debt in echo row PVCombank according to direction awake echo row PVCombank will immune whole set number in debt still again for the Company.
- Talk judge with owner in debt To be Mr. Nguyen Bao Trung (owner) in debt buy again amount in debt belong to company at VIB Bank) according to direction Are not calculate costs interest broadcast born row month opposite to with amount in debt Mr. Trung bought again from VIB Bank . In 2026 , the company will next custom do job to muscle structure again amount in debt .
- Complete pay MBV Bank 's debt with amount in debt bad Group 5. Liquidation whole set the fit copper fit author head cooperation copper committee waterfall with echo MBV products .
- Package coal System system area port home attend case Home machine Heat Thai Binh 2 power plant has sign extra green price treatment decision maths fit copper . Currently at the company establish lake initial prize presentation advance degree to lane muscle team decision maths fit copper .
- Next custom lift grant pandemic service in literature room CT2A with item pepper bow grant pandemic service give rent literature wind High level , upgrade grant price treatment part literature room give rent belong to company money topic broadcast development array terrible rack pandemic service give rent literature room .
- Having completed the contract settlement documents for the construction of the HH2 building's main structure with the investor Nam Cuong, it is expected that the outstanding debt will be collected in the second quarter of 2026 to supplement the company's capital.
- In 2025, the company signed a contract for the repair and renovation of Viet Duc Hospital with a contract value of 10.3 billion VND. It also signed an investment consulting contract worth 3 billion VND. It is expected that in April 2026, the company will sign another construction contract worth approximately 30 billion VND, to be completed within 2026.
- Ensuring a decent standard of living for the company's employees and fulfilling financial obligations to state management agencies.

2. One number exist in in 2025 :

- progress real presently Attend case in Sick Vietnam- Germany Friendship Institute – Hanoi still slow compared to plan plan topic go out.

- Not yet bar reason Okay the design bag Satisfied broken choking belong to company .
- Recall capital still one number exist in like Attend case sign with Practice Nam Cuong team ; ...

II. Bell business production plan best attend ants real presently 2026 .

In 2026, the company's management board has set the following goals: To continue maintaining stability in the following areas : Implementation declare exam labour and complete wall labour presentation fix cure cabbage create Hospital C Viet Duc Institute ; Upgrading grant Office leasing ; Settling accounts for old construction projects ; Ensuring the livelihood of company employees ; Fulfilling tax and social insurance obligations to state management agencies ; Focusing all resources to find sword the attend case head private new give company ; Dong time Also try and broadcast development array exam labour build install aiming lift High power force chest reason thing onion the attend case of the Company .

The targets and solutions for achieving the company's business results are as follows:

1. The business production plan targets for 2026 are as follows:

Single position : Billion copper

TT	Target	To be implemented in 2025	Implementation Plan 2026	% Implementation Compared to 2025	Note
A	Price treatment product quantity	14.94	54, 56	365.20%	
1	Product quantity Construction install		44.62		
2	Product quantity outside Construction install		9.94		
B	Revenue :	441.39	162.83	36.89%	
1	Revenue Construction install	7.04	42.32	600.89%	
	<i>DT from contracts are real presently .</i>		11.32		
	<i>DT from preparatory contracts ants sign new</i>		30.00		
2	Revenue outside build install	11.34	9.20	81.13%	
3	Income other	423.01	70.00	16.55%	
C	Profit before tax	105.68	60.00		

2. Solutions implemented in business operations management:

The company's management board proposes the following key business management solutions for 2026:

- Rebuilding regulations and procedures for managing and operating businesses in accordance with current regulations and in line with the country's economic development in the new era.
- Improve services at the leased office space to generate revenue that will cover the salaries of the company's officers and employees.
- Liquidate broken or unusable equipment to recover working capital for the company and repay bank loans.

- Focus on managing construction sites to ensure quality, progress, safety, and cost savings in order to generate profit for the company.
- Intensify and actively recover outstanding debts from completed construction projects. Focus on finalizing settlement documents for contracts signed with Nam Cuong Group.
- Actively seek work in the fields of construction and project management consulting. Form joint ventures and partnerships with capable partners to participate in bidding and implementing construction projects.

3. Solutions regarding investment and corporate restructuring:

To facilitate the company's management board in seeking investment opportunities in real estate projects and restructuring the business by divesting from underperforming subsidiaries, we respectfully submit to the General Meeting of Shareholders for approval:

- Approval of the transfer of the company's capital contribution in PVV Civil and Industrial Construction Joint Stock Company (PVV-IC).
- Contributing capital to or acquiring shares of a project company with real estate investment projects, thereby indirectly owning and developing the real estate investment project.
- The Board of Directors of the Company is tasked with approving the divestment and investment plan in accordance with regulations.

The above is the report on the business performance in 2025 and the plan for 2026 of Vinaconex 39 Joint Stock Company. We submit it to the entire General Meeting and look forward to receiving your comments and approval.

We wish all shareholders and their families good health , and a successful general meeting. Thank you very much!

GENERAL MANAGER



Nguyen Tien Dung