

**JSC
VINACONEX 39**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness-----

Number: 44 / VN39/CBTT

Hanoi , April 18 , 2025

DISCLOSURE OF UNUSUAL INFORMATION

**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, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City.

- Contact phone : 0243.787.5938

- Email: vanthupvv@gmail.com

2. Job information content :

Changes and additions to the 2025 annual general meeting of shareholders documents:

- Change the Congress program

- Supplement the program to implement the Company's investment projects;

- Free presentation of Board of Directors and Supervisory Board members for the 2022 - 2027 term;

- Change and supplement some contents of the Regulations on election of members of the Board of Directors and Supervisory Board of Vinaconex 39 Joint Stock Company for the term 2022 - 2027;

the Company 's website pvv.com.vn on April 18, 2025.

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

IMPLEMENTER

Nguyễn Tiến Dũng

Hanoi, April 2025

VINACONEX 39 JOINT STOCK COMPANY
PROGRAMME
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

Time : Starting at 8:30 a.m. Friday, April 25, 2025.

Location : Meeting room , 1st floor, CT2B Building, Co Nhue Urban Area, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City.

| STT | CONFERENCE PROGRAM CONTENT |
|-----|---|
| 1 | - Checking shareholder eligibility to attend the 2025 General Meeting of Shareholders. |
| 2 | - 2025 Shareholders Meeting Program. |
| 3 | - Working regulations of the Congress. |
| 4 | - Report of the General Director on production and business results in 2024 and production and business plan in 2025. |
| 5 | - Audited financial statements for 2024. |
| 6 | - Report on Board of Directors' activities in 2024 and direction of activities in 2025. |
| 7 | - Board of Supervisors' performance report. - Report of the Board of Supervisors on the selection of an Auditing Company for the 2025 fiscal year. |
| 8 | - Proposal on profit distribution in 2024. - Report on finalization of remuneration for the Board of Directors and Board of Supervisors in 2024. Remuneration plan for members of the Board of Directors and Board of Supervisors in 2025. |
| 9 | - Proposal to supplement the implementation plan of the Company's investment projects . |
| 10 | - Dismissal, Board of Directors, Supervisory Board of the Company for the term 2022-2027. - Elect additional members of the Board of Supervisors for the 2022-2027 term. |
| 11 | Approval of the Minutes and Resolutions of the Congress. Board of Supervisors members introduced to the Congress. Closing of the Congress. |

TM. BOARD OF DIRECTORS
CHAIRPERSON



Phan Đình Phong

No: 04 /TTr/VN39/HĐQT

Hanoi, April 18 2025.

SUBMISSION

Re: Dismissal of members of the Board of Directors and Board of Supervisors

To: Annual General Meeting of Shareholders 2025

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam Namon June 17, 2020;
- Pursuant to the Adjustment of the organization and operation of Vinacon ex 39 Joint Stock Company approved by the General Meeting of Shareholders in May 2024;
- Pursuant to the Resignation Letter of Member of the Board of Supervisors dated November 4, 2025 of Ms. Bui Thi Hai Yen.
- Based on the resignation letter of Board Member dated November 4, 2025 of Ms. Nguyen Thi Huyen Trang.

Board of Directors General Meeting of Shareholders:

- + Approval of the dismissal of Ms. Bui Thi Hai Yen from the position of member of the Board of Supervisors for the 2022-2027 term.
- + Approval of the dismissal of Ms. Nguyen Thi Huyen Trang from the position of member of the Board of Directors for the 2022-2027 term.

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

Best regards.

Recipient:

- As above;
- Board of Control (replace b/c);
- Save: VT, BOD.

**TM. BOARD OF DIRECTORS
CHAIRPERSON**



Phan Đình Phong

No: 05 /TTr/VN 39/HĐQT

Hanoi, April 18 , 2025

PROPOSAL (draft)

Re: Requesting approval of the Company's Investment Project Implementation Plan "

To: General Meeting of Shareholders of the Company

Pursuant to Submission No. 10/TTr/VN 39/HĐQT dated March 20, 2024

Pursuant to the resolution of the 2024 General Meeting of Shareholders of Vinaconex 39 Joint Stock Company dated March 23, 2024.

The Board of Directors would like to report to the General Meeting of Shareholders on the implementation of the company's investment projects as follows:

A. Project “High-end apartment complex, mixed services – Nam An Khanh Urban Area – Hanoi” (NAK Project):

I. Legal basis:

- Capital contribution transfer contract No. 2906/HĐCNVG-IMICO-VINACONEX-PVC dated June 29, 2010 between IMICO Construction Investment Joint Stock Company and Vinaconex –PVC Construction Investment Joint Stock Company on the transfer of IMICO's capital contribution in the project "High-class apartment complex, mixed services - Nam An Khanh Urban Area - Hanoi" in lot HH3 of Nam An Khanh New Urban Area Project, An Khanh Commune, Hoai Duc District, Hanoi City
- Investment cooperation contract No. 113A/2010/HDHTDT/OCEANBANK-PVC VINACONEX dated August 29, 2010 between Vinaconex-PVC Construction Investment Joint Stock Company and Ocean Commercial Joint Stock Bank (OCEANBANK) on "Investment cooperation in two towers of the Project: "High-class apartment complex, mixed services - Nam An Khanh Urban Area - Hanoi" in lot HH3 of Nam An Khanh New Urban Area Project, An Khanh Commune, Hoai Duc District, Hanoi City.

II. The project implementation plan content was approved by the 2024 shareholders' meeting:

1. Work, negotiate and implement legal procedures to liquidate investment cooperation contract No. 113A /2010/HĐHTĐT / OCEANBANK - PVC VINACONEX dated August 29, 2010 signed with Oceanbank.
2. And find partners to transfer capital contributions to the project with a transfer price not lower than the company's capital price . Invest or Work with IMICO Construction Investment Joint Stock Company to liquidate Contract No. 2906/ HD CNVG-IMICO-VINACONEX-PVC dated June 29, 2010 on the condition that IMICO Construction Investment Joint Stock Company pays back an amount not less than the amount the company has paid. invest .



3. Assign the Board of Directors to decide , direct and organize the implementation of the contents in Sections 1 and 2 above, ensuring compliance with legal regulations and regulations of the Company.

III. Project implementation status after the resolution of the company's annual general meeting of shareholders in 2024 :

- On May 16, 2024, the Board of Directors of the Company issued Resolution No. 06/NQ/VINA39/HĐQT on approving the detailed implementation plan of the project "High-class apartment complex, mixed-use services - Nam An Khanh Urban Area - Hanoi".
- On July 11, 2024, the Company submitted a petition to the People's Court of Hai Duong City requesting the Court to consider declaring the Investment Cooperation Contract No. A113/2010/HDHTDT/OCEANBANK-PVC VINACONEX dated August 29, 2010 signed between Ocean Commercial Joint Stock Bank and Vinaconex - PVC Construction Investment Joint Stock Company invalid for violating the prohibitions of the law as prescribed in Article 128 of the 2005 Civil Code and to resolve the legal consequences of invalid civil transactions as prescribed in Article 137 of the 2005 Civil Code.
- On April 11, 2025, Hai Duong City People's Court opened the first-instance trial of the commercial business case No. 05/2025/TLST-KDTM dated January 20, 2025 between the plaintiff Vinaconex 39 Joint Stock Company and the defendant Vietnam Modern Bank Limited (formerly known as Ocean Commercial Joint Stock Bank). The main contents of the first-instance judgment are as follows:
 - + The Court declared the Investment Cooperation Contract No. A113/2010/HDHTDT/OCEANBANK-PVC VINACONEX dated August 29, 2010 signed between Ocean Commercial Joint Stock Bank and Vinaconex – PVC Construction Investment Joint Stock Company invalid.
 - + Vinaconex 39 Joint Stock Company must pay Vietnam Modern Commercial Joint Stock Bank the amount of VND 149,803,835,616 (including VND 80,000,000,000 principal and VND 69,803,835,616 interest).

IV. Proposed additional implementation plan in the coming time:

In order to facilitate the maximum recovery of invested capital and the fulfillment of debt payment obligations to Vietnam Modern Commercial Joint Stock Bank ; Individual customers who have invested in the project; PVCombank. The company's Board of Directors would like to propose additional project implementation plans as follows:

- The Company will hand over/authorize PVCombank or a third party designated by PVCombank to have full authority to handle (transfer/pledge/mortgage...) the asset which is "20% of the Company's capital contribution in the Nam An Khanh project according to the Capital contribution transfer contract No. 2906/HĐCNVG-IMICO-VINACONEX-PVC dated June 29, 2010 between IMICO Construction Investment Joint Stock Company and Vinaconex -PVC Construction Investment Joint Stock Company on the transfer of IMICO's capital contribution in the project "High-class apartment complex, mixed services - Nam An Khanh Urban Area - Hanoi" with the condition that PVCombank is responsible for paying all obligations arising from Vinaconex 39 Company in this project to related partners.
- Assign the Board of Directors to decide, direct and organize the implementation of the above content to ensure compliance with legal regulations, charter and internal regulations of the company.

B. Project of mixed-use service, commercial, office and apartment building – Dong Phat Phan Trong Tue (PTT project):

I. Legal basis:

- Business Cooperation Contract No. 14/2012/HDHTKD dated February 10, 2012 signed between Dong Phat Investment Joint Stock Company and Vinaconex – PVC Construction Investment Joint Stock Company, now Vinaconex 39 Joint Stock Company (Hereinafter referred to as Co-Investor).
- Pursuant to Investment Certificate No. 01121000220 issued by Hanoi People's Committee on October 20, 2008; First adjustment on October 14, 2013; Second adjustment on August 1, 2014.

II. The project implementation plan content was approved by the 2024 shareholders' meeting:

1. Complete the project's legal documents, documents and business cooperation contracts with Dong Phat Company , as well as documents of assets currently mortgaged at the Bank according to the provisions of the Law .
2. Develop and implement a plan to continue implementing the project and/or a plan to transfer the project and transfer the invested capital . Invest on the principle of ensuring maximum benefits for the Company.
3. Assign the Board of Directors to decide , direct and organize the implementation of the contents in Sections 1 and 2 above, ensuring compliance with legal regulations and regulations of the Company.

III. Project implementation status after the resolution of the company's annual general meeting of shareholders in 2024:

- The completion of legal procedures for the project has not been carried out due to problems with land law regulations (the project does not meet the conditions for conversion of land use purposes according to the provisions of the 2013 Land Law and Decree No. 30/2021/ND-CP).
- The search for a partner to transfer the project could not be carried out because the project was stuck in legal procedures.
- Pursuant to Decree No. 75/ND-CP dated April 1, 2025 of the Government detailing the implementation of Resolution No. 171/2024/QH15 dated November 30, 2024 of the National Assembly on piloting the implementation of commercial housing projects through agreements on land use rights or having land use rights. On April 5, 2025, the Company cooperated with Dong Phat Company to prepare a "Registration Form" to propose to continue implementing the project.

IV. Proposed plan for implementation in the coming time:

To facilitate the implementation of the project's legal documents, the company's Board of Directors would like to propose additional project implementation plans as follows:

- Cooperate with Dong Phat Company to establish a project enterprise to implement the PTT project with the capital contribution ratio to the project enterprise being Vinaconex 39 Company holding 50% of charter capital, Dong Phat Company holding 50% of charter capital.
- Assign the Board of Directors to approve the plan to establish the project enterprise and arrange capital sources to contribute capital to the project enterprise in accordance with legal regulations, the company's charter and internal regulations.

The Board of Directors respectfully submits to the General Meeting of the Company for consideration and approval.

Thanks a lot!

Board of Directors

CHAIRPERSON



Phan Dinh Phong

Hanoi, April 18, 2025

DRAFT

**RULES
ELECTION OF SUPERVISORY BOARD MEMBERS
VINACONEX 39 JOINT STOCK COMPANY
TERM 2022-2027**

- 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;
- The basis for adjusting the organization and operation of Vinaconex 39 Joint Stock Company has been approved by the General Meeting of Shareholders.

Article 1. Adjustment of subjects and scope of application

This regulation applies to the election of members of the Board of Supervisors (BOS) of Vinaconex 39 Joint Stock Company for the 2022-2027 term.

Article 2. Standards and conditions to become a member of the Board of Supervisors

- Have full civil act capacity, not subject to prohibition under Clause 2, Article 17 of the Law on Enterprises 2020;
- Not being the wife or husband, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child, step-brother, step-sister, or sibling of a member of the Board of Directors, General Director, or other manager;
- Cannot hold corporate management functions; not necessarily be a shareholder or employee of the company;
- Have good health, good moral character, honesty, integrity and knowledge of the law;
- A member of the company's Board of Supervisors is a person trained in one of the following majors: economics, finance, accounting, auditing, business administration or a major suitable to the company's business activities.

Article 3. Number of members of the Board of Supervisors:

Number of members of the Board of Supervisors according to the Decision of the General Meeting of Shareholders and the Company Charter.

Article 4. Nomination and candidacy

The Organizing Committee of the Congress shall collect candidacy and nomination documents for shareholders 3 days before the congress is held (for example, documents



must be sent to the company no later than **5:00 p.m. on April 22, 2025 according to the postmark).**

The profile includes:

1. Minutes of the group of shareholders applying to participate in the Board of Supervisors (sample in Appendix 01 - this regulation)
2. Identity card/Citizen identification card of the shareholder with the authenticated signature of the individual owning the shares.
3. CV of the nominated/candidate (certified by the competent authority)
4. Candidate form.

Candidates and candidates for the Board of Supervisors

Shareholders holding voting shares have the exclusive right to vote to nominate candidates for the Board of Supervisors.

The quantity is as follows:

Shareholders or groups of shareholders owning 10% or more of 20% of the total number of common shares have the right to nominate 01 member.

Shareholders or groups of shareholders holding 20% to 50% can nominate 02 members.

50% or more of the candidates nominated are sufficient.

In case the number of candidates for the Board of Supervisors through nomination and candidacy is still not enough, the Board of Supervisors is responsible for adding candidates to meet the required number.

Article 5. Election list and election

- 5.1. The Organizing Committee of the Congress collects the application and nomination documents for members of the Supervisory Board submitted by shareholders before the time of the congress. The Congress shall finalize the list of candidates and nominees immediately after the Congress approves the Regulations for the election of members of the Supervisory Board and the list of candidates.
Each member will have a resume with accompanying portrait photo, publicly posted at the congress.
- 5.2. The electoral roll must have the following numbers:
For the election of the Board of Supervisors, there must be at least 01 person;
- 5.3. The election is pre-set in the names of the people in the election list, arranged in alphabetical order of their names A, B, C, with the company's seal.

Article 6. Election method

6.1. Election form: secret ballot. Voting results are announced at the General Meeting of Shareholders.

6.2. Method: voting.

Accordingly, each shareholder has a total number of votes corresponding to the total number of shares owned multiplied by (x) the number of elected members.

Shareholders have the right to cast all their votes for one or several candidates or divide them equally among the candidates.

6.3. valid ballots are:

- ballot paper stamped by the Company.
- Elect those whose names are on the nomination list and candidates approved by the Congress.
- Sufficient or less than the number of members of the Board of Supervisors;
- Full or less than the number of shares to be elected
- If the election deletes a name in error, the voter must sign the deletion or check the ballot to change the ballot.

6.4. Invalid ballot:

- Vouchers not issued by the Organizing Committee of the General Meeting of Shareholders
- Check for deletion, correction of content (no notification again Check votes)
- Elect too many BKS member regulations.
- Ballots containing the names of persons not on the list of nominees and candidates approved by the Congress.
- elections where the total number of voting rights for candidates exceeds the total number of voting rights.

6.5. The Congress elects a Ballot Counting Committee to control the election work according to the regulations of this agency. The Ballot Counting Committee must ensure the honesty of the election work and the vote counting must be secret; if there is any violation, the Ballot Counting Committee must be responsible. After counting the votes, the Ballot Counting Committee must make a record of the vote counting results, announce it to the Congress, then seal the election votes, delete all election-related data on the computer and can only open it when there is a decision of the General Meeting of Shareholders.

Article 7. Principles of nomination

7.1. Candidates are determined according to the number of voting rights from high to low, starting from the candidate with the highest number of voting rights until the

7.2. In case there are 02 or more candidates who have obtained the same number of votes, the person who owns or represents the shareholder who owns more shares will be selected. If there are more shares owned or represented equally, a further election will be held to select the person with the highest number of votes among these candidates.

Article 8. Principles of voting and vote counting

- ## Article 9. Activation of activities

- TM. GENERAL MEETING OF
SHAREHOLDERS
CHAIRMAN OF BOARD OF DIRECTORS**

Phan Đình Phong



Appendix 01

SOCIALIST REPUBLIC OF VIETNAM
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CANDIDATE NOMINATION FORM

Application for candidacy/nomination to the Board of Directors/Board of Supervisors
Vinaconex 39 Joint Stock Company
(Term 2022-2027)

To: Organizing Committee of the General Meeting of Shareholders of Vinaconex 39 Joint Stock Company

I am:, date of birth:/...../..... Place of birth:
Nationality:
Permanent address:
Current residence:
ID card/CCCD/Passport number:, date of issue:/...../.....,
at:
Phone: email:
- As a shareholder/owner representative ☐ Ownership:CP, equivalent to
.....% of capital conditions.
- Representative of shareholder group ☐ Ownership:shares, equivalent to
.....% of charter capital.

The representative shareholders are as follows:

1. Number of shares:.....
2. Number of shares:.....
3. Number of shares:.....
4. Number of shares:.....

We would like to propose to the Organizing Committee of the 2025 Annual General Meeting of Shareholders the following candidates for election to the Board of Supervisors of Vinaconex 39 Joint Stock Company:
(with resume attached):

▪ **Candidates for the Board of Supervisors:** ☐

....., date April 2025

Candidate

(Sign, full name if individual shareholder;
Characters, seal if shareholder is an organization)