

Resolution No. 01/NQ/VN39/ĐHĐCĐ

Hanoi, February 9, 2026

**RESOLUTION OF THE GENERAL SHAREHOLDER MEETING
VINACONEX 39 JOINT STOCK COMPANY
(According to the first written shareholder consultation in 2026)**

- Based on the Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on January 18, 2019;
- Based on the Enterprise Law No. 59/2020/QH14, which was passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020.
- Based on the Charter of Organization and Operation of Vinaconex 39 Joint Stock Company;
- Based on the Minutes of the written shareholder vote of Vinaconex 39 Joint Stock Company dated February 9, 2026.

RESOLUTION

Article 1: The first General Meeting of Shareholders of Vinaconex 39 Joint Stock Company in 2026, conducted by written ballot, unanimously approves the following:

- Content 01: Through the issuance and content of the Loan Guarantee Commitment for the loan of LG Trading and Service Investment Joint Stock Company with a guarantee value of VND 300 billion, to ensure the rights of the owner of DP Investment One-Member Limited Liability Company (DP Company) in the event that the procedures for DP Company to become a member of the Joint Venture Investor of the Mixed-Use Service, Commercial, Office and Apartment Building Project - Dong Phat Phan Trong Tue.

Content	Number of votes	Number of votes	Proportion
Voting Item 01:			
Approved:	34	17,218,350	57.39%

- Content 02: Approval of the Minutes of the written shareholder vote count.

Content	Number of votes	Number of votes	Proportion
Voting Item 02:			
Approved:	35	22,218,350	74.06%

- Content 03: Adoption of the General Meeting of Shareholders Resolution of Vinaconex 39 Joint Stock Company through written shareholder consultation.

Content	Number of votes	Number of votes	Proportion
Voting Item 03:			
Approved:	35	22,218,350	74.06%



Article 2: The General Director – the legal representative of the Company – is authorized to sign the Guarantee Commitment with the relevant parties in accordance with the content approved by the General Meeting of Shareholders.

Article 3: The Board of Directors, the General Management Board of the Company, and relevant units and individuals shall organize the implementation of the contents approved by the General Meeting of Shareholders .

This resolution takes effect from the date of signing.

Recipient:

- As per Article 3;
- Company shareholders;
- Lưu VT, Board of Directors.

**TM. GENERAL MEETING OF
SHAREHOLDERS**

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



Phan Dinh Phong



Hanoi, February 9, 2026

VOTE COUNTING RECORD

(Seeking shareholder opinions in writing to approve matters within the authority of the General Meeting of Shareholders)

I. COMPANY INFORMATION

1. Organization name: Vinaconex 39 Joint Stock Company
2. Headquarters: 1st Floor, CT2A Building, Co Nhue New Urban Area, Nghia Do Ward, Hanoi City, Vietnam.
3. Business registration certificate number 0102141289 issued by the Hanoi City Department of Finance on January 15, 2007, amended for the 16th time on September 15, 2025.
4. Phone: 024 3787 5938 Email: vanthu.pvv@gmail.com
5. Stock code: PVV

II. PURPOSE AND CONTENT OF THE OPINION-GATHERING

Through matters falling under the jurisdiction of the General Meeting of Shareholders :

1. Content 01:

Through the issuance and content of the Loan Guarantee Commitment for the loan of LG Trading and Service Investment Joint Stock Company with a guarantee value of VND 300 billion , to ensure the rights of the owner of DP Investment One-Member Limited Liability Company (DP Company) in case the procedures for DP Company to become a member of the Joint Venture Investor of the Dong Phat Phan Trong Tue Mixed-Use Service, Commercial , Office and Apartment Building Project .

2. Content 02:

Through the Draft Minutes of the Vote Counting for Shareholder Opinions in Written Form. (Draft Minutes attached to the Opinion Form)

3. Content 0 3:

The draft resolution of the General Meeting of Shareholders will be adopted through a written shareholder consultation process. (The draft resolution is attached with the consultation form.)

Today, at 2:00 PM, February 9, 2026 , at the 1st floor, CT2A building, Co Nhue New Urban Area, Nghia Do ward , Hanoi city.

The Vote Counting Committee of the General Meeting of Shareholders of Vinaconex 39 Joint Stock Company has prepared the Vote Counting Minutes with the following main contents:

III. COMPOSITION OF THE VOTING COMMITTEE

1. Board of Directors:

Mr. Phan Dinh Phong – Chairman of the Board of Directors - Head of the Committee;

Mr. Vu Thanh Kien – Member of the Board of Directors .

2. The legal representative of the company:

Mr. Nguyen Tien Dung – General Director - Member.

3. Secretary:

Mr. Tran Van Quy – Person in charge of Corporate Administration .

4. Vote counting supervisor:

Ms. Le Thi Nhu Lan – Head of the Supervisory Board .

IV. TOTAL NUMBER OF SHAREHOLDERS , TOTAL NUMBER OF SHARES WITH VOTING RIGHTS, VOTING PARTICIPATION BALLOTS, ABSTINENCE BALLOTS

1. Number of ballots issued

- The total number of shareholders of Vinaconex 39 Joint Stock Company, according to the list finalized on January 22, 2026, is 739 shareholders , corresponding to 739 Opinion Survey Forms.
- Total number of voting shares: 30,000,000 voting shares, equivalent to 30,000,000 voting ballots.
- Total number of opinion poll ballots distributed to shareholders :
 - + 739 Opinion Polls, equivalent to 30,000,000 votes, representing 100% of the total voting rights of PVV.
 - + Number of opinion poll ballots sent by mail to shareholders' registered addresses : 668 ballots
 - + Number of Opinion Survey Forms sent directly to shareholders : 71 forms

2. Number of receipts received

- shareholder opinion ballots received is counted as Voting Participation Ballots:

By 10:00 AM on February 9, 2026, the vote counting committee had received 35 votes. Opinion Survey Forms, equivalent to 22,218,350 The voting ballot represents **74.06** % of the total voting rights of PVV. (List of shareholders participating in the vote is attached)

Voting methods include: Voting by mail/ submission .

Electricity : 34 votes.

Vote by mail Electronics : 01 ticket

- The total number of opinion poll ballots not submitted to PVV before 10:00 AM on February 9, 2026 , will be counted as non-voting ballots: 704 opinion poll ballots, equivalent to 7,781,650 voting ballots, representing **25.94%** of PVV's total voting rights.

3. So:

Total number of shareholders participating in the vote: **35** shareholders, corresponding to **22,218,350/30,000,000** votes, representing **74.06%** of the total voting rights of PVV.

V. VOTING RESULTS

No.	Content	Number of votes	Number of votes	Proportion
1.	The number of valid ballots received is as follows:	35	22,218,350	74.06%
2.	The ballots received are invalid.	0	0	0%
3.	Number of abstentions	704	7,781,650	25.94%
	Total:	739	30,000,000	100%

Result :

No.	Content	Number of votes	Number of votes	Proportion
1.	Voting Item 01:			
	Approved:	34	17,218,350	57.39%
	Disapprove:	0	0	0%
	No comment:	01	5,000,000	16.67%
2.	Voting Item 02:			
	Approved:	35	22,218,350	74.06%
	Disapprove:	0	0	0%
	No comment:	0	0	0%
3.	Voting Item 03:			
	Approved:	35	22,218,350	74.06%
	Disapprove:	0	0	0%
	No comment:	01	0	0%

VI. CONTENT ALREADY APPROVED :

Based on the Enterprise Law and the Articles of Association of Vinaconex 39 Joint Stock Company, the General Meeting of Shareholders voted to approve Content 01, Content 02, and Content 03 with the following approval rates :

No.	Content	Approval rate
1.	Content 01: Through Issuance and content of the Loan Guarantee Commitment for the loan of LG Trading and Service Investment Joint Stock Company with a guarantee value of VND 300 billion , to ensure the rights of the owner of DP Investment One-Member Limited Liability Company (DP Company) in case the	57.39%

	procedures for DP Company to become a member of the Joint Venture Investor of the Mixed - Use Service, Commercial, Office and Apartment Building Project - Dong Phat Phan Trong Tue.	
2.	Content 02: The draft minutes of the written shareholder vote count have been approved.	74.06%
3.	Content 03: The draft resolution of the General Meeting of Shareholders will be adopted through a written shareholder consultation process.	74.06%

The Board of Directors, the Vote Counting Committee, and the Vote Counting Supervisor have reviewed and unanimously approved the entire content of the Vote Counting Minutes and are legally responsible to the General Meeting of Shareholders for the accuracy and truthfulness of the contents of these Minutes.

This four- page record was compiled at 3:30 PM on February 9 , 2026 .

COMPOSITION OF THE VOTE COUNTING ORGANIZATION

CHAIRMAN OF THE BOARD OF DIRECTORS



Phan Dinh Phong

**BOARD OF DIRECTORS
MEMBER**

Vu Thanh Kien

**GENERAL MANAGER
Legal Representative**

Nguyen Tien Dung

SECRETARY

Tran Van Quy

**HEAD OF THE CONTROL
COMMITTEE**

Le Thi Nhu Lan

**JOINT STOCK COMPANY
VINACONEX 39**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

LIST OF SHAREHOLDERS PARTICIPATING IN THE VOTING

TT	Shareholders	Number of shares owned	Authorized CP number	representative votes	Percentage Number of votes/Total number of voting shares
1.	Duong Ba Hai	378,500		378,500	1.26
2.	Duong Ngoc Hung	2,016,800		2,016,800	6.72
3.	Le Thi Hoa	118,000		118,000	0.39
4.	Le Thi Hoa	12,500		12,500	0.04
5.	Le Quang Tuan	200,000		200,000	0.67
6.	Mai Thi Tuyet	6,000		6,000	0.02
7.	Nguyen Huong Ly	125,000		125,000	0.42
8.	Nguyen Thi Kim Chi	6,000		6,000	0.02
9.	Nguyen Van Khai	316,100		316,100	1.05
10.	Nguyen Bich Hang	4,216,000		4,216,000	14.05
11.	Nguyen Bao Trung	40,000		40,000	0.13
12.	Nguyen Huu Viet	294,000		294,000	0.98
13.	Nguyen Nhu Nguyen	64,200		64,200	0.21
14.	Nguyen Nhu Quynh	35,700		35,700	0.12
15.	Nguyen Thanh Quynh	404,650		404,650	1.35
16.	Nguyen Thi Ngan	19,000		19,000	0.06
17.	Nguyen Viet Hung	2,967,200		2,967,200	9.89
18.	Nguyen Duc Bao Thu	414,800		414,800	1.38
19.	Phan Dinh Phong	120,000		120,000	0.40
20.	Pham Ngoc Kim	4,000		4,000	0.01
21.	Pham Thanh Thuy	1,443,900		1,443,900	4.81
22.	Thai Thi Be	150,000		150,000	0.50
23.	Tran Thi Diem Chau	71,000		71,000	0.24
24.	Tran Van Quy	1,479,800		1,479,800	4.93
25.	Trinh Duc Phu	130,000		130,000	0.43
26.	Doan The Toan	328,700		328,700	1.10
27.	Do Thanh Trung	969,600		969,600	3.23
28.	Chu Quang Dung	11,600		11,600	0.04
29.	Ngo Thanh Tam	30,000		30,000	0.10
30.	Nguyen Huu Binh	100,000		100,000	0.33
31.	Nguyen Nguyet Anh	2,000		2,000	0.01
32.	Nguyen Thi Kim Hanh	12,400		12,400	0.04
33.	Bui The Viet	700		700	0.00
34.	North Central Mineral Investment Joint Stock Company	730,900		730,900	2.44
35.	Vietnam Modern Bank Limited	5,000,000		5,000,000	16.67
	Total	22,218,350		22,218,350	74.06