

REPORT
ON THE AUTHORIZATION OF THE BOARD OF DIRECTORS BY THE GENERAL MEETING
OF SHAREHOLDERS OF VINACONEX 25 JOINT STOCK COMPANY

To: 2025 Annual General Meeting of Shareholders

Pursuant to:

- *Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and its guiding documents;*
- *Law on Securities No. 54/2019/QH14 dated 26/11/2019 and its guiding documents;*
- *The Charter of Vinaconex 25 Joint Stock Company approved by the General Meeting of Shareholders;*
- *The Regulations on the Board of Directors' operation approved by the General Meeting of Shareholders;*

According to the authorization of the 2024 Annual GMS at the Article 9 of Resolution No. 01/2024/NQ-DHDCD dated 30/03/2024, the Board of Directors would like to report the following contents:

1. The implementation of Project of Construction the Residential Housing in Thien An Urban in Dien Nam Trung and Dien Nam Dong Wards and Project of Construction the Residential Housing in Ngan Cau Urban: are attached.
2. In 2024, under the authorization of the 2024 Annual General Meeting of Shareholders in Article 9 of Resolution No. 01/2024/NQ-DHDCD dated 30/03/2024, The Board of Directors has approved and approved the adjustment of Thien An Project in Decision No. 21QD/2024/VC25-HĐQT dated 11/06/2024.
3. In order to ensure timely the production and business activities in 2025 in accordance with the law, The Board of Directors respectfully submits to the GMS for authorization/assignment to the BOD to decide, approve, adjust project, adjust investment policy approvals, adjust schedules for projects:
 - Project of Construction the Residential Housing in Thien An Urban in Dien Nam Trung and Dien Nam Dong Wards, Dien Ban Town, Quang Nam Province;
 - Project of Construction the Residential Housing in Ngan Cau Urban in Dien Ngoc Ward, Dien Ban Town, Quang Nam Province.

The Board of Directors shall report to the General Meeting of Shareholders on the performance of the authorized tasks at the nearest General Meeting of Shareholders.

Respectfully submitted to GMS for consideration and approval.

To:

- As above;
- Archive.

On behalf of Board of Directors
Chairman

Nguyen Xuan Dong

REPORT

"The implementation of Thien An Project and Ngan Cau Project"

Thien An Urban Area Project and Ngan Cau Urban Area Project were approved by the Annual General Meeting of Shareholders in 2016 under the Resolution of GMS No. 01/2016/NQ-DHDCHD dated 26 March 2016; on the basis of implementing the authorization of the 2024 Annual General Meeting of Shareholders in Resolution No. 01/2024/NQ-DHDCHD dated 30 March 2024, the Board of Directors would like to report on the implementation of the Board of Directors related to the Project as follows:

A. THIEN AN URBAN AREA PROJECT (Thien An Project):

I. Project General Information:

The Board of Directors approved and issued the Decision No. 21QD/2024/VC25-HDQT dated 11 June 2024 on approving the adjustment of Thien An Project, as follows:

1. **Name of project:** Project of Construction the Residential Housing in Thien An Urban
2. **Location:** Dien Nam Dong Ward, Dien Nam Trung Ward, Dien Ban Town, Quang Nam Province.
3. **Project Scale:**
Total project area: 191.237 m²
In which:
 - Public land : 4,107 m²
 - Commercial and service land: 3,884 m²
 - Residential land: 62,033 m²
 - + Residential land divided into lots: 51,916 m²
 - + Villa Land : 4,897 m²
 - + Resettlement residential land : 5,220 m²
 - Green Park Land: 10,984 m²
 - Land of Faith : 180 m²
 - Traffic land : 73,973 m²
 - Parking Lot Land : 413 m²
 - Replenishment Land: 35,663 m²
4. **Total project investment after adjustment: 542,418,213,000 đồng**
5. **Unit price of exploitation, revenue:** When the project is eligible for exploitation, the Board of Directors will consider and approve the unit price of exploitation in each phase or in whole as a basis for implementation.
6. **Capital for project implementation:** Equity, bank loans, other lawfully mobilized capital.

II. Project implementation status:

- a. **Site clearance:** Total area affected by site clearance: 19.12 ha (including 585 households and 02 organizations).

Approved the compensation, support and resettlement plan with an area of 14.38 hectares. Up to now, it has paid with a total area of 13.19 ha according to the approved plans and paid in advance with an area of 1.05 ha. The remaining shall be continued according to the local planning adjustment project.

- b. **Legal procedures for construction investment:**

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Planning adjustment: The project has been approved for partial adjustment of the 1/500 construction detailed planning. Accordingly, The total area is unchanged at 191,237 m²; The project investment scope is 155,574 m²; The area of embellished land is 35,663 m².

The Project has 4 times of land assignment with the area of 12.69 ha/15.56 ha. 88,880,331,298 VND of land use levy has been paid. Adjusting land assignment decisions after adjustment of investment policy approval.

The project is extended until the end of 04/2026.

Acceptance test of technical infrastructure for issuance of land use right certificates: Implementing 02-stage investment phases to carry out procedures for acceptance and issuance of land use right certificate in each stage.

- c. *Construction work:* Building on the area of about 14.24ha has been cleared (including the area of compensate payment and area of receiving in advance). Focus on completing technical infrastructure to distribute crushed stone, trees, water supply, and electricity supply within the scope of the site clearance.

III. Project implementation plan:

a. Site Clearance:

- Focus on implementing site clearance work within the scope of planning adjustment.

- b. *Carrying out legal procedures for project investment and project construction to ensure conditions for being granted land use right certificates.*

IV. Contents of the project adjustment to be submitted to the GMS to authorize the BOD for approval:

Adjustment of investment projects with the following contents:

- Adjust the basic design and construction drawing design in accordance with the adjustment of the partial planning;
- Adjustment of investment policy approval with the content of 02 phases.

B. NGAN CAU URBAN AREA PROJECT (Ngan Cau Project):

I. Project Information:

1. Project area:

- Total project area : 327,186 m².
- Area for Replenishment: 106,578 m².
- Area for investment : 220,608 m².

2. Total project investment (after tax): 593,960,828,000 VND

In which:

- Construction costs	:	275.527.826.244	đồng
- Cost of compensation for site clearance	:	142.133.953.900	đồng
- Project management costs	:	5.994.618.135	đồng
- Construction investment consultancy costs	:	11.260.725.861	đồng
- Other expenses	:	22.113.610.953	đồng
- Contingency Expenses	:	30.480.211.533	đồng

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|-----------------|---|----------------|------|
| - Interest | : | 20.449.881.825 | đồng |
| - Land use levy | : | 86.000.000.000 | đồng |

3. **Project implementation time:** 2017 - 2026.

4. **Location:** Dien Ngoc Ward, Dien Ban Town, Quang Nam Province.

II. Project implementation status

- *Site clearance:* There are 6 schemes for compensations, site clearance with a total value of 27.79 billion VND, equivalent to an area of about 16.6 hectares, completed payment nearly 84% of the total value.
- *Carrying out legal procedures for construction investment:* Completion of approval of planning adjustment; the extension of the project implementation schedule: complete the consultation of Departments and Localities.

III. Project implementation schedule:

a. Site clearance work:

Completing all land clearance work, handing over the site area of 22.06 hectares/32.71 hectares (the remaining replenishment of 10.65 ha) and 0.83 ha of expanded area to arrange taluy around the project. Land assingment with an estimated area of about 95% of the new investment zone.

b. Carrying out legal procedures for construction investment:

- Procedures for extension of project implementation schedule.

c. Construction work: Commencement of construction, implementation of ground bulldozing, demolition of the current status of compensation and land clearance.

IV. Contents to be submitted to the GMS to authorize the BOD for approval:

Adjustment of investment projects with the following contents:

- Adjustment of investment policy approval (adjustment of changes due to adjustment of partial planning, project implementation schedule and proposal for 02-phase investment phases to implement land assignement and acceptance and issuance of land use right certificate).
- Adjustment and supplementation of basic designs, construction drawing designs in accordance with the adjusted planning;
- Adjustment of total project investment in accordance with the adjusted planning, implementation schedule and investment content;
- Adjustment of project investment efficiency.