CÔNG TY CỔ PHẦN VINHOMES ***VINHOMES JOINT STOCK COMPANY*** -----------☙ ❀ ❧----------	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** ***THE SOCIALIST REPUBLIC OF VIETNAM*** **Độc lập – Tự do – Hạnh phúc** ***Independence – Freedom – Happiness*** -----------☙ ❀ ❧----------
Số: 2004/2026/CV-VHM *No.: 2004/2026/CV-VHM*	*Hà Nội, ngày 20 tháng 04 năm 2026* *Hanoi, April 20, 2026*

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
IRREGULAR INFORMATION DISCLOSURE

Kính gửi: **Ủy ban Chứng khoán Nhà nước/*State Securities Commission of Vietnam***
Sở Giao dịch Chứng khoán TP HCM/*Ho Chi Minh Stock Exchange*
Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange*

1. Tên tổ chức: **CÔNG TY CỔ PHẦN VINHOMES** (“**Công ty**”)
Name of organization: ***VINHOMES JOINT STOCK COMPANY (****the* ***“Company”)***

- Mã chứng khoán: **VHM**
  Ticker symbol: ***VHM***
- Địa chỉ: Tòa nhà văn phòng Symphony, Đường Chu Huy Mân, Khu đô thị Vinhomes Riverside, Phường Phúc Lợi, Quận Long Biên, TP. Hà Nội, Việt Nam (*nay là: Tòa nhà văn phòng Symphony, Đường Chu Huy Mân, Khu đô thị Vinhomes Riverside, Phường Phúc Lợi, TP. Hà Nội, Việt Nam)*
  Address: Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam (now: Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam)
- Điện thoại: (84 24) 3974 9350 Fax: (84 24) 3974 9351
  Tel: (84 24) 3974 9350 Fax: (84 24) 3974 9351
- E-mail: info@vinhomes.vn

2. Nội dung thông tin công bố/*Contents of information disclosure:*

Tiếp theo Công văn số 3103/2026/CV-VHM ngày 31/03/2026 về việc tổ chức cuộc họp Đại hội đồng Cổ đông (“ĐHĐCĐ”) thường niên năm 2026 và công bố tài liệu phục vụ cuộc họp, căn cứ quy định của Luật Doanh nghiệp, Điều lệ Công ty, Công ty công bố thông tin về việc điều chỉnh chỉ tiêu doanh thu và lợi nhuận sau thuế trong Kế hoạch kinh doanh năm 2026 tại Tờ trình số 01/2026/TTr-HĐQT-VHM của Hội đồng quản trị ngày 30/03/2026 về tình hình kinh doanh năm 2025 và kế hoạch kinh doanh năm 2026 **(“Tờ Trình Cập Nhật”)**. Việc điều chỉnh các chỉ tiêu doanh thu và lợi nhuận sau thuế của kế hoạch kinh doanh năm 2026 tại Tờ Trình Cập Nhật dựa trên hoạt động thực tế và triển vọng kinh doanh của Công ty.

*Further to Official Letter No. 3103/2026/CV-VHM dated March 31, 2026, regarding the organization of the 2026 Annual General Meeting of Shareholders (“AGM”) and the disclosure of meeting documents; pursuant to the Law on Enterprises and the Company’s Charter, we hereby disclose information regarding the adjustment of revenue and after-tax profit targets in the 2026 Business Plan as set out in Submission No. 01/2026/TTr-HĐQT-VHM of the Board of Directors dated March 30, 2026, regarding the 2025 business performance and the 2026 business plan (the “****Updated Submission****”). The adjustments to the revenue and after-tax profit targets in the 2026 business plan under the Updated Submission are based on the Company’s actual operations and business outlook.*

Thông tin này được công bố trên trang thông tin điện tử của Công ty tại đường dẫn: *https://vinhomes.vn/vi/ir*, mục Quan hệ cổ đông.

This information is disclosed on the Company’s website at: https://vinhomes.vn/en/ir, under the Investor Relations section.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the disclosed information is accurate, and we assume full responsibility before the law for the contents of such disclosure.

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

LEGAL REPRESENTATIVE

CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

CHAIRMAN OF THE BOARD OF DIRECTORS

VINHOMES JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM
-----------☙ ❀ ❧----------	Independence – Freedom – Happiness
Số: 01/2026/TTr-HDQT-VHM	-----------☙ ❀ ❧----------
	Hanoi, April 04, 2026

PROPOSAL OF THE BOARD OF DIRECTORS OF VINHOMES JOINT STOCK COMPANY

RE: 2025 BUSINESS PERFORMANCE AND 2026 BUSINESS PLAN

(Replacing the Proposal No. 01/2026/TTr-HDQT-VHM of the Board of Directors dated March 30, 2026)

To: The General Meeting of Shareholders

The year 2025 continued to witness significant volatility in the global economy and Vietnam.

Despite these challenges, Vietnam's economy maintained a positive recovery and growth. GDP growth for 2025 is estimated at 8.02%, placing Vietnam among the fastest-growing economies in ASEAN. Inflation remained under control within the targeted range, with the Consumer Price Index (CPI) at 3.21%, ensuring macroeconomic stability and supporting growth recovery. Import and export activities continued to be a bright spot, with total trade turnover reaching USD 920 billion. Foreign direct investment (FDI) continued to record positive results, with total registered capital estimated at approximately USD 38.4 billion. Disbursed FDI remained at a high level, estimated at approximately USD 27.6 billion, representing a 9% year-on-year increase and marking the highest level during the 2021–2025 period. This reflects the strong confidence of foreign investors in Vietnam's investment environment and its long-term growth prospects.

In this context, Vinhomes Joint Stock Company ("the Company" or "Vinhomes") adopted flexible business strategies to overcome challenges, capture new opportunities, and achieve notable results as follows:

I. 2025 business performance (based on the 2025 Audited Consolidated Financial Statements)

1. Revenue

Vinhomes' consolidated net revenue reached VND 153,271 billion, representing a 49.8% increase compared to 2024. Notably, revenue from the sale of inventory properties remained the core business segment, totaling VND 108,597 billion, driven by the on-schedule handover of key mega projects, including Vinhomes Ocean Park 2-3, Vinhomes Grand Park, Vinhomes Golden Avenue and other projects.

2. Profit

Profit before tax reached VND 43,335 billion, up 23.6% year-on-year, exceeding the profit target approved by the 2025 General Meeting of Shareholders.

Amid ongoing challenges in the real estate market, these results demonstrate Vinhomes' strong resilience and execution capability.

3. Statutory obligations

In 2025, the Company paid a total of more than VND 73,000 billion to the State budget; including nearly VND 53 trillion in land use fees and land rental; VND 10.5 trillion in value-added tax (VAT); nearly VND 8 trillion in corporate income tax (CIT); and over VND 2 trillion in other taxes.

4. Project development progress

In 2025, Vinhomes continued to affirm its position as a leading real estate developer in Vietnam by focusing on the implementation and expansion of its portfolio of large-scale mega-urban developments in strategic locations nationwide. A notable highlight is the Vinhomes Green Paradise, a resort–ecological mega-urban area with a scale of approximately 2,870 hectares, oriented to be developed into a high-end tourism, resort, and urban complex in the Southern region, contributing to the development of Ho Chi Minh City's marine economy and tourism. In addition, Vinhomes is accelerating the implementation of the Vinhomes Global Gate Ha Long in Quang Ninh - one of the largest coastal mega-urban developments in Vietnam, with an area of over 4,100 hectares and significant total investment, aimed at becoming an international-scale urban–tourism–service center in the Northern region.

Alongside new projects, Vinhomes continued to record positive implementation progress at existing mega-urban developments such as Vinhomes Ocean Park 2 and 3 in Hung Yen, Vinhomes Grand Park in Ho Chi Minh City, Vinhomes Royal Island in Vu Yen – Hai Phong,.. These projects continued to see infrastructure completion, expansion of amenities, and product handovers, making important contributions to the Company's revenue and cash flow. The simultaneous development of large-scale mega-urban areas nationwide, combining the expansion of new projects with the completion of existing urban areas, demonstrates Vinhomes' sustainable development strategy in expanding its land bank, diversifying its product portfolio, and capturing urbanization trends, thereby further strengthening its leading position in Vietnam's real estate market.

II. 2026 Action Plan

1. Development of new urban areas with ESG++ standards, creating green real estate that harmonizes environment, society, and modern technology

Vinhomes aims to develop urban townships aligned with enhanced ESG standards, striving for a balanced approach between economic growth, environmental stewardship, and social responsibility. Projects are master-planned with optimized construction density, prioritizing green spaces, water features, and community amenities to enhance residents' quality of life. At the same time, the integration of modern technologies from the design stage enables improved energy efficiency and reduced emissions throughout the project lifecycle. This strategic direction not only fosters sustainable communities but also unlocks long-term value for customers and shareholders.

2. Application of advanced global construction technologies and effective management, establishing green – clean – safe construction sites

Vinhomes continues to promote the application of advanced global construction technologies in project implementation to improve construction productivity, ensure quality control, and optimize investment costs. International-standard project management solutions are implemented across all stages, from design and material selection to progress supervision, minimizing resource waste and operational risks. In parallel, the green – clean – safe construction site model is consistently applied across key projects, with a focus on waste management, noise control, and ensuring safe working conditions for construction teams. The standardization of construction processes enhances brand reputation and ensures timely project delivery to customers.

3. Application of smart technologies in operations management, fostering civilized communities and social responsibility

Vinhomes will continue to invest heavily in a smart operations management ecosystem to enhance residents' living experiences and create sustainable, long-term value for the community. Digital solutions are deployed in security management, internal traffic, service amenities, and customer care, improving operational efficiency while optimizing resource utilization. The Company is expanding its digital ecosystem, including applications such as V-App, Vinhomes Resident, and Vinhomes Market, to improve operational efficiency, accelerate service delivery, and enhance customer experience. Alongside technological advancement, building a civilized, cohesive community with strong social responsibility remains a key focus through cultural, educational, and community engagement programs. This serves as a critical foundation for maintaining long-term vitality and increasing the value of urban areas over time.

4. Focus on upgrading high-quality human resources

Vinhomes recognizes the vital role of a high-quality workforce in driving the company's sustainable growth. Accordingly, the Company continues to strengthen its workforce with a focus on specialization, prioritizing the enhancement of knowledge and skills to improve product and service quality in line with future expansion needs. Key priorities include developing internal training programs and succession leadership capabilities to build a professional, innovative workforce with strong adaptability to evolving market demands. Investment in high-quality human resources is considered a core driver to maintain competitiveness and readiness for the next growth cycle. In addition, Vinhomes is accelerating three key governance transformations: Coreization (organizational streamlining), Simplification (of regulations), and Standardization (of processes), thereby enhancing operational efficiency, management effectiveness, and resource optimization.

With the goal of achieving strong, stable, and sustainable growth, the Vinhomes Board of Directors submits the 2026 Business Plan to the General Meeting of Shareholders for approval as follows:

No	**Item**	**2026 plan (in VND billion)**
1	Revenue	285,000
2	Profit after tax	60,000

Respectfully submitted to the General Meeting of Shareholders for review and approval.

Thank you.

Recipients:
- As above;
- The Company archives.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

(signed)

PHAM THIEU HOA