



2Q2025 Earnings Presentation

July 30, 2025



Disclaimer

IMPORTANT: The information contained herein is preliminary and subject to change without notice. Its accuracy is not guaranteed, has not been independently verified and may not contain all material information concerning Vinhomes Joint Stock Company (the “Company”) and its subsidiaries (the “Group”). You should not rely upon it or use it to form the basis for any investment decision or commitment whatsoever.

None of the Company, its shareholders or any of their respective affiliates, directors, officers, employees, agents, advisers or any other person makes any representation or warranty (express or implied) or accepts any responsibility or liability for the accuracy or completeness of this presentation or any or all of the information in this presentation or otherwise made available. It is not the intention to provide, and you may not rely on these materials as providing, a complete or comprehensive analysis of the financial or trading position or prospects of the Group. No part of this presentation shall form the basis of, or be relied upon in connection with any contract or commitment whatsoever. Further, nothing in this presentation should be construed as constituting legal, business, tax or financial advice. You should conduct such independent investigations and analysis of the Group as you deem necessary or appropriate in order to make an independent determination of the suitability, merits and consequences of investment in the Company.

This presentation contains “forward-looking statements”. These forward-looking statements involve known and unknown risks and uncertainties, many of which are beyond the Company’s control and all of which are based on management’s current beliefs and expectations about future events. Forward-looking statements are sometimes identified by the use of forward-looking terminology such as “believes”, “expects”, “may”, “will”, “could”, “should”, “shall”, “risk”, “intends”, “estimates”, “aims”, “targets”, “plans”, “predicts”, “continues”, “assumes”, “positioned” or “anticipates” or the negative thereof, other variations thereon or comparable terminology. These forward-looking statements include all matters that are not historical facts. Forward-looking statements are not guarantees of future performance. These forward-looking statements speak only as at the date of this presentation, and none of the company, its shareholders, or any of their respective affiliates, directors, officers, employees, agents, advisers or any other person undertakes to update or revise any forward-looking statements as a result of new information or to reflect future events or circumstances.

CONTENTS

Key Highlights

01

Macro & Sector Updates

02

Business Updates

03

Financial Summary

04

2025 Outlook

05

Appendix

06



Key Highlights

Vietnam's 1H2025 GDP growth

+7.52% YoY

strongest first-half growth since 2011

Vietnam's 1H2025 CPI growth

+3.27% YoY

well managed inflation

1H2025 contracted sales

VND 67.5 trillion

▲ 31% YoY, 45% of the base target

Robust unbilled sales as of June

VND 138.2 trillion

provide solid 2025 earnings base

1H2025 adjusted revenue

VND 45.0 trillion

1H2025 profit after tax

VND 11 trillion

2025 adjusted revenue target

VND 180 trillion

2025 profit after tax target

VND 42 trillion



Operational Performance – 1H & 2Q Details

	1H2025	1H2024	YoY	2Q2025	2Q2024	YoY
Contracted sales (VND T) ¹	67.5	51.7	▲ 31%	32.5	35.5	▼ 8%
Unbilled sales (at period end - VND T)	138.2	118.7	▲ 16%	138.2	118.7	▲ 16%
Pre-sold units (units) ¹	5,100	6,000	▼ 15%	2,900	3,300	▼ 12%
	1H2025	1H2024	YoY	2Q2025	2Q2024	YoY
Net revenue (VND T)	34.7	36.6	▼ 5%	19.0	28.4	▼ 33%
Adjusted total revenue (VND T) ²	45.0	48.1	▼ 6%	25.7	39.5	▼ 35%
Gross profit (VND T)	9.7	10.5	▼ 7%	4.5	8.7	▼ 48%
Adjusted gross profit (VND T) ²	14.3	18.9	▼ 24%	7.1	16.9	▼ 58%
Net profit after tax (VND T)	11.0	11.6	▼ 5%	8.3	10.7	▼ 22%

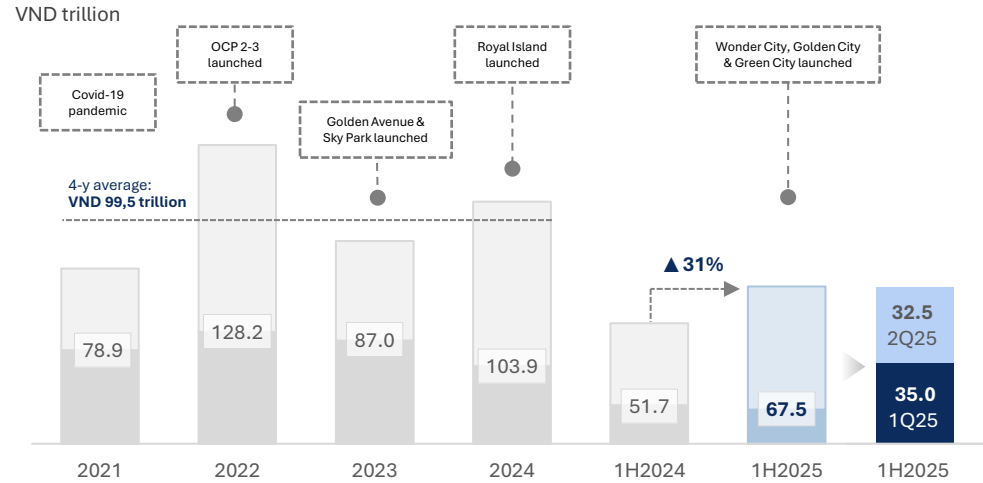
Source: Vinhomes JSC unaudited consolidated VAS financial statements for 2Q2025. YoY comparison based on 2Q2024 audited figures.

Note: (1) Includes retail and bulk sales value/units. (2) Adjusted revenue and gross profit include bulk sales transactions and BCC projects, with gains recognized as financial income.

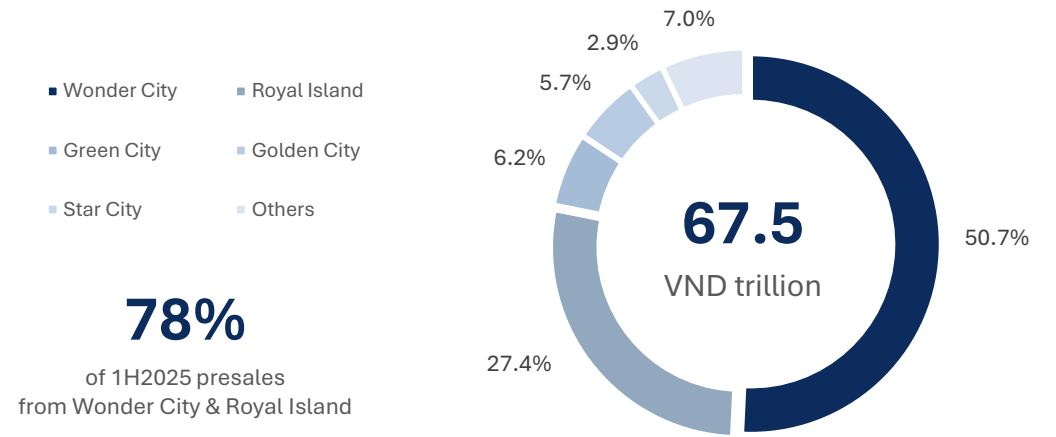


Mega Project Launches Propel Pre-sales Momentum

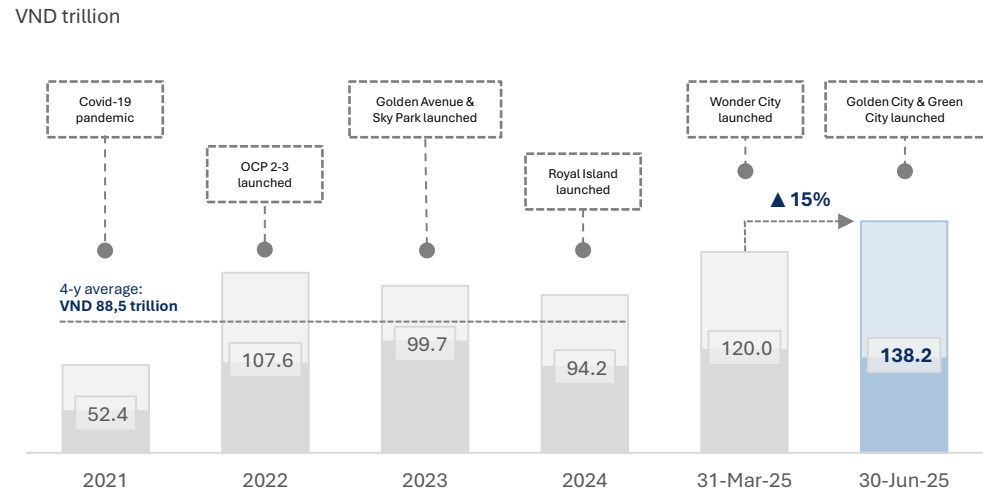
Contracted sales trend¹



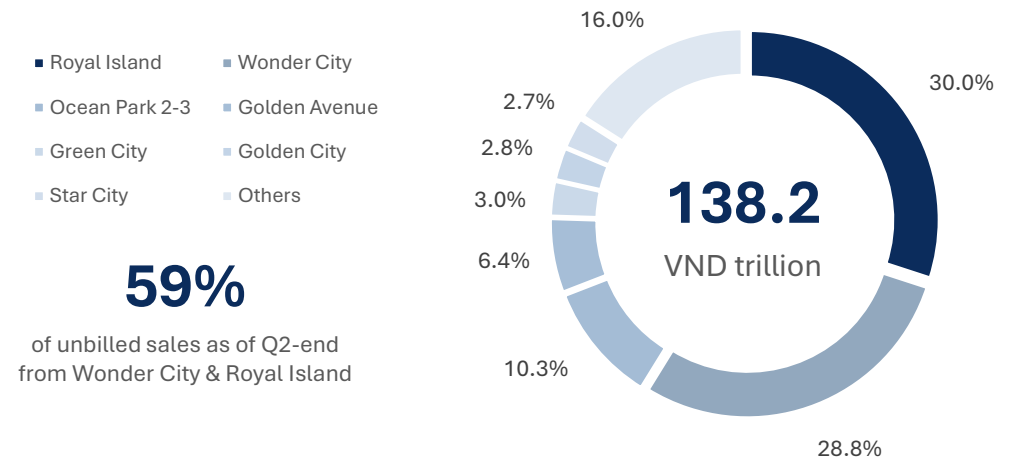
... 1H2025 contracted sales¹ by project



Unbilled sales by year²

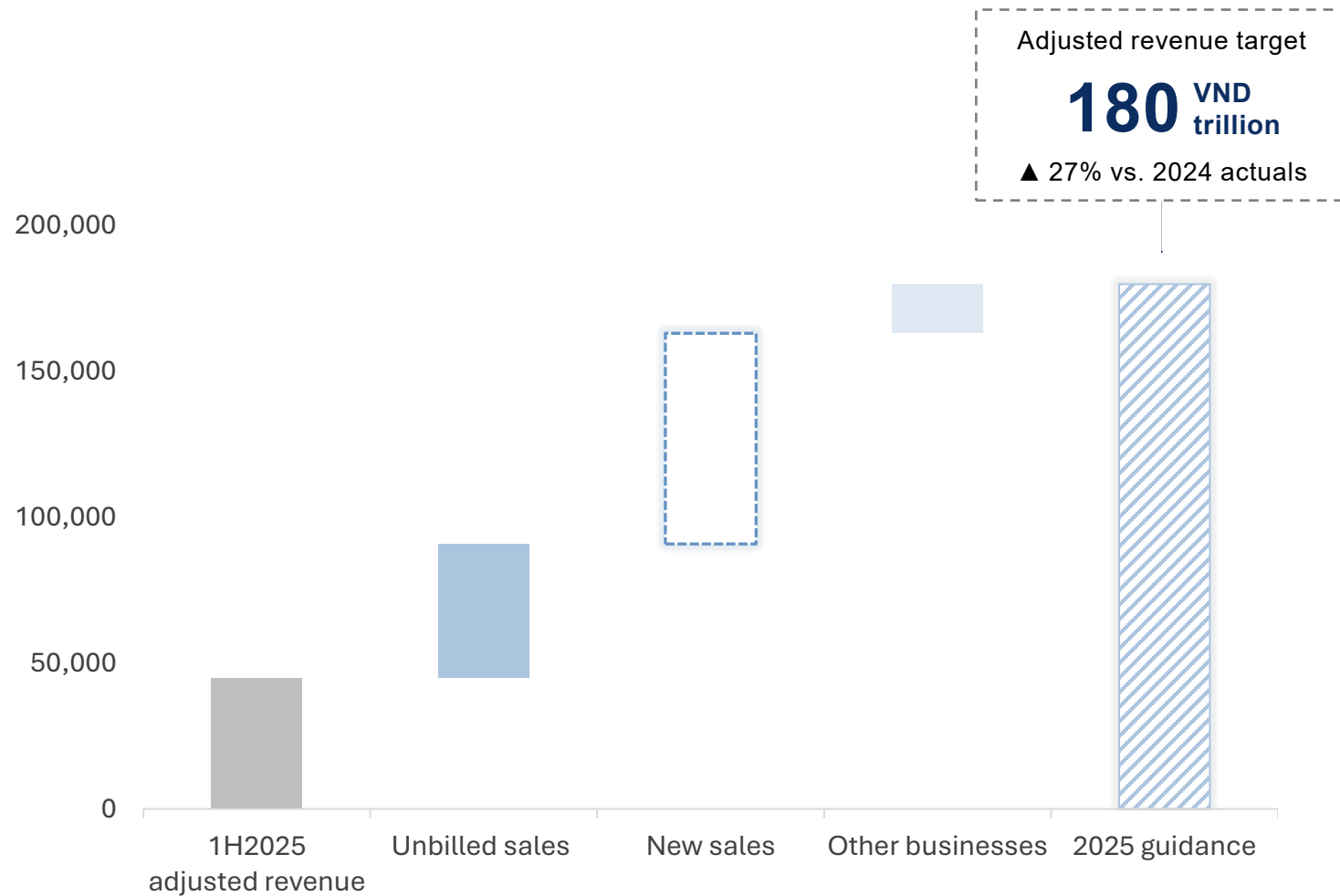


... Unbilled sales by project² as of 30 June 2025



Note: (1) Including retail and bulk sales. (2) Cumulative unbilled sales as of the period-end reporting date.

Forecasted FY2025 Revenue



Expected Revenue Sources

Vinhomes' full-year revenue target is underpinned by three primary components:

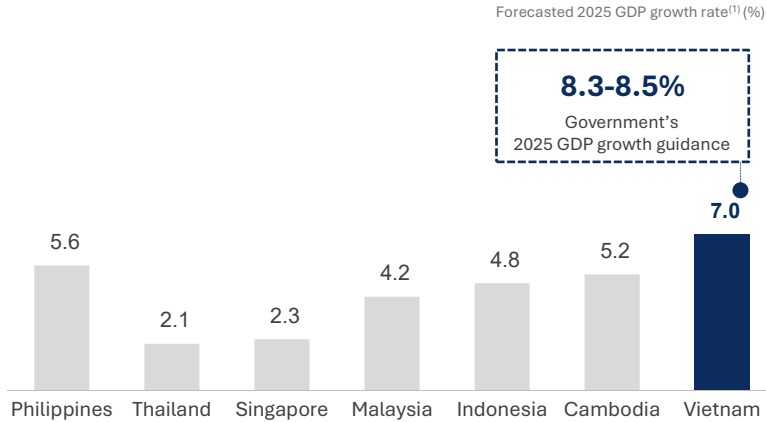
- 1. Unbilled Bookings:** Revenue is expected to be recognized from contracted but yet-to-be-recognized sales, primarily associated with major projects such as Vinhomes Royal Island, Vinhomes Ocean Park 2-3 and Vinhomes Golden Avenue.
- 2. New Sales:** This includes both anticipated retail transactions and bulk sales expected to be executed in 2H2025, with meaningful contributions from launched and select upcoming developments projects.
- 3. Other Business Segments:** Additional revenue will be generated from recurring income streams such as leasing, property management, and general contractor services — providing a stable and predictable earnings base.



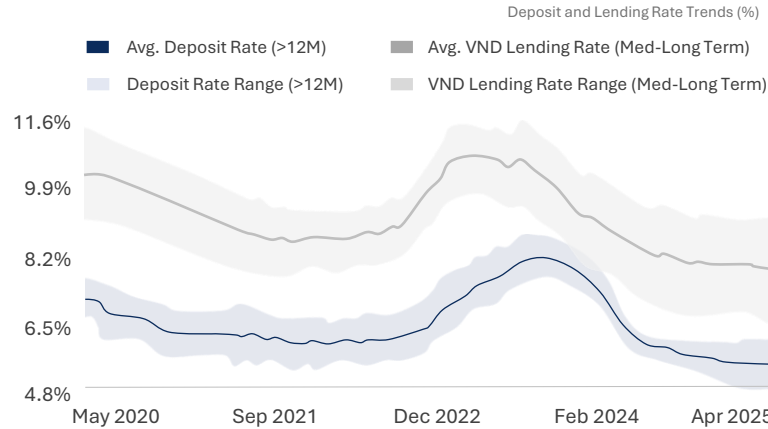
Macro
& Sector Updates

Vietnam's Resilience: Robust Fundamentals Amidst Global Headwinds

Vietnam GDP Forecast: Regional Outperformer, Driven by Proactive Governance



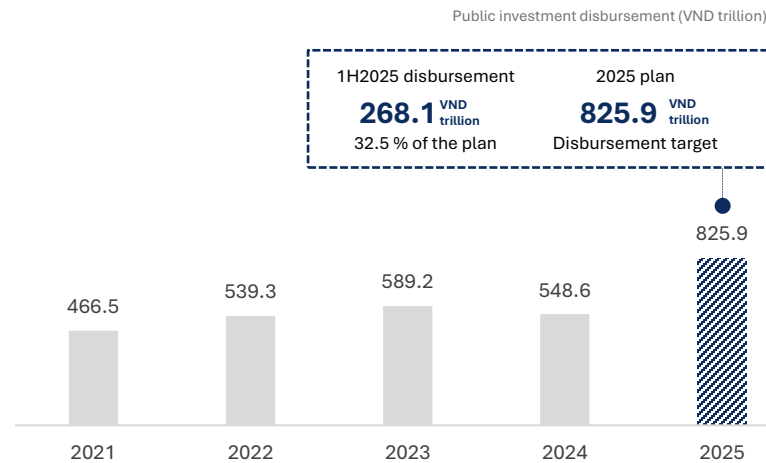
Stable Rates – Fostering Economic & Credit Expansion



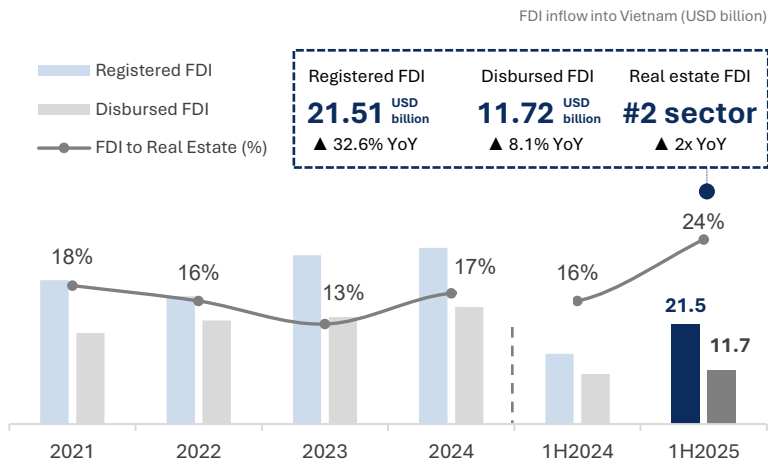
Policy Tailwinds Boost Property Sector Growth

- 19 April** Simultaneously launched and inaugurated **80 major projects nationwide**, with a total investment of **VND 445 trillion**, under the direction of PM.
- 24 April** Government issued Resolution 106 to implement North-South high-speed rail plan, aiming to start construction **before 31 Dec 2026**.
- 4 May** Politburo Resolution 68 sets **private sector as Vietnam's key economic driver** by 2030, targeting 2 million firms, 55-58% of GDP & stronger global integration.
- 20 May** PM targets **100% public investment disbursement** in 2025 (up from 95% target).
- 24 June** SBV announced **preferential lending rates for buyers under 35** in social housing projects.

1H Public Spending (+42.3% YoY) Acts as a Key Growth Engine

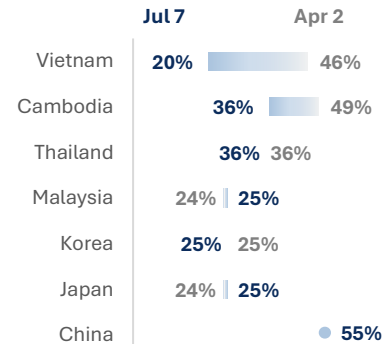


1H FDI: 5-year High, Driven by Property Sector Expansion



Vietnam Among the First Asian Nations to Establish Initial Trade Framework

US tariffs on select trading partners



VIETNAM

April announcement: 46%

July updates:

- Goods exported to US: 20%
- Goods transshipped to US: 40%
- US goods entering Vietnam: 0%

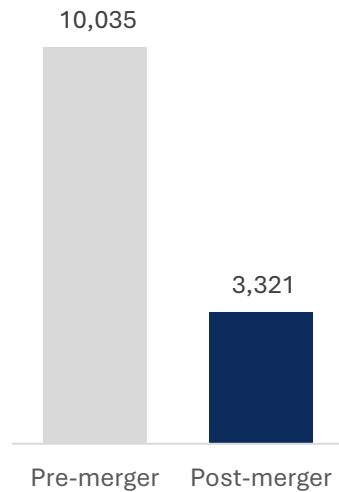
Source: General Statistics Office of Vietnam, Ministry of Finance. Note: (1) GDP forecast from AMRO, updated in July 2025.

Government Priority: Streamlining the Administrative Apparatus for Optimal Efficiency

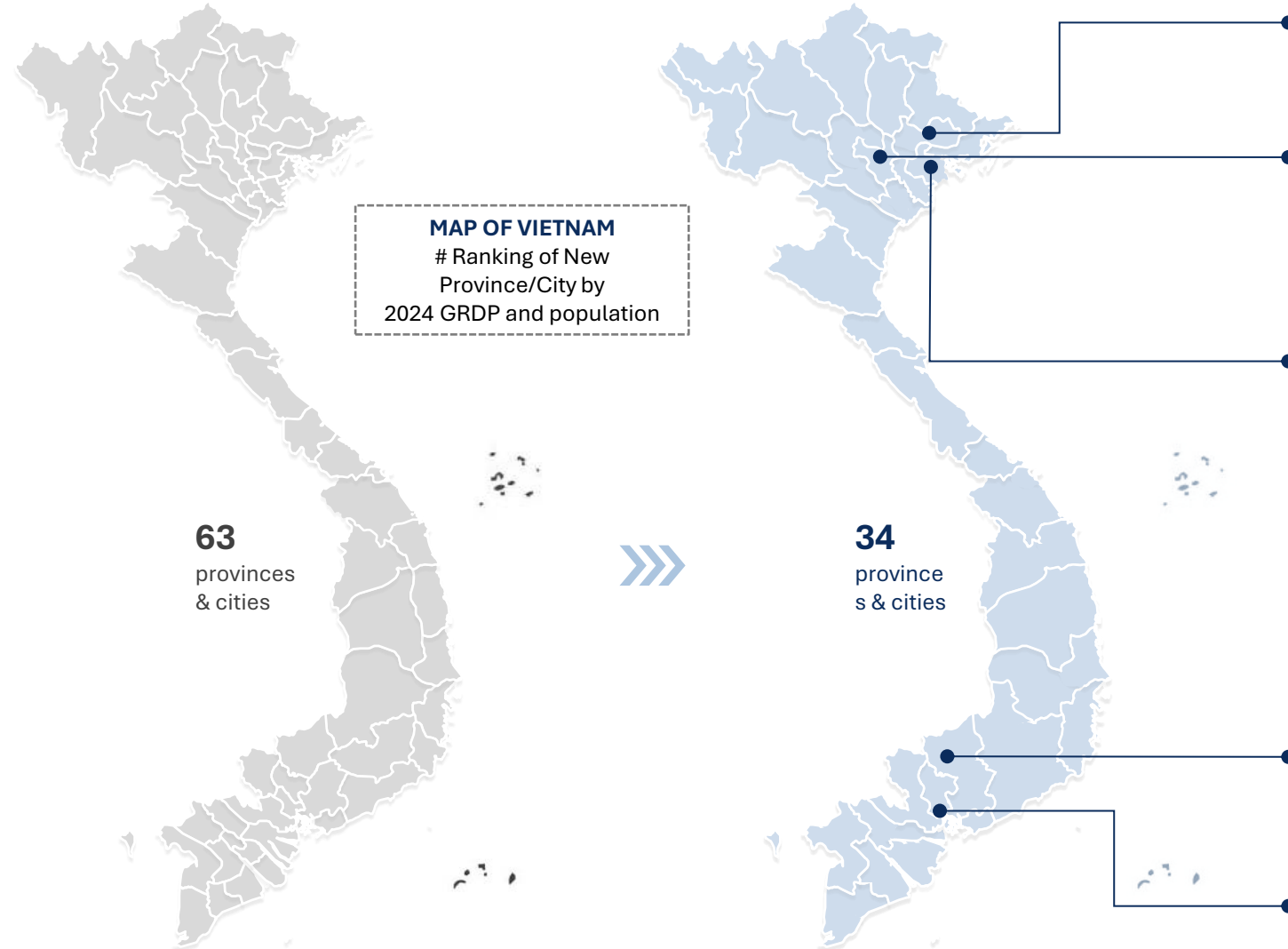
Commune-level units cut by

70%

No district-level units remain



Commune-level administrative units



5. Bac Ninh

GDP: USD 15 billion

Population: 4.5 million

2. Hanoi

GDP: USD 55 billion

Population: 8.7 million

3. Hai Phong

GDP: USD 23 billion

Population: 4.1 million

4. Dong Nai

GDP: USD 19 billion

Population: 4.4 million

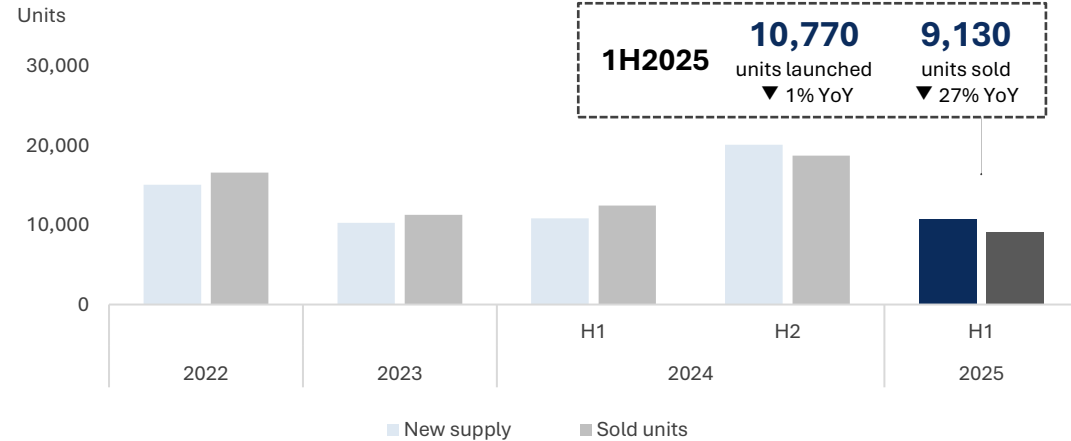
1. Ho Chi Minh City

GDP: USD 111 billion

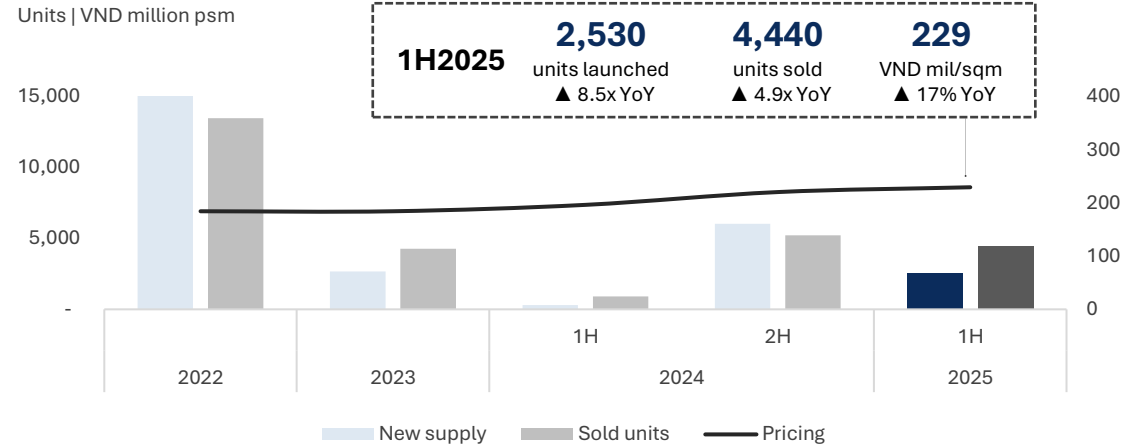
Population: 13.6 million

Hanoi – Strong Demand Drivers Underscore Market Resilience

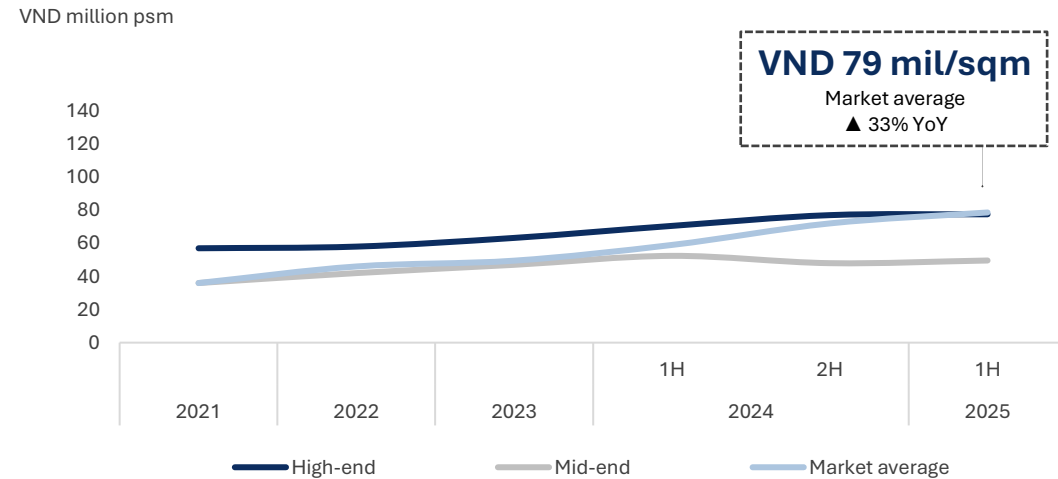
Condominium: 2nd Highest Market Supply in 5 Years, Led by Premium Segment



Landed Property: Positive Absorption amidst Improved Supply



Prices Maintain Upward Trajectory



Infrastructure Investments Poised to Catalyze Market Expansion



Hanoi commenced construction of My Dinh – Ba Sao – Bai Dinh road project
 The route with a total cost of **VND 2,080 billion** will connect the city core to the southern gateway and anchor the “Spiritual–Tourism–Cultural” corridor. This new link is set to boost regional access and unlock growth opportunities across Hanoi’s southern districts.

May 17, 2025



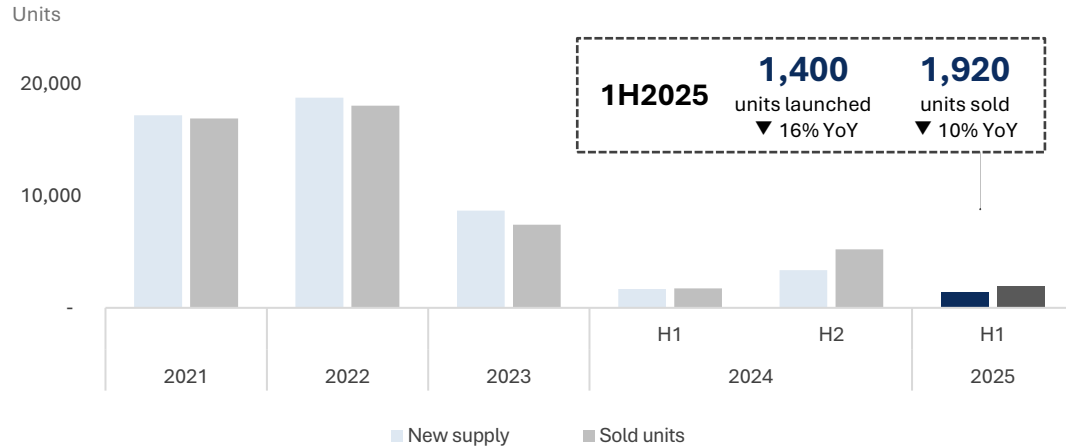
Groundbreaking for Tu Lien Bridge and connecting roads on May 19
 The project has a total investment of nearly **VND 20,000 billion** and is targeted for completion **within 24 months**, strengthening cross-river connectivity. This is expected to unlock land value and drive Hanoi’s long-term growth.

May 19, 2025

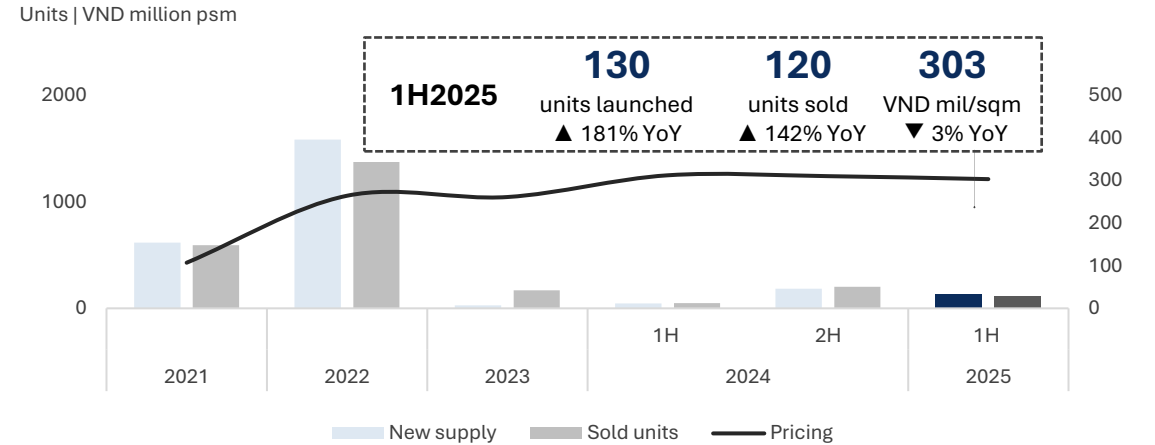
Source: CBRE research. Figures are rounded to the nearest ten. Selling prices are quoted in VND million per square meter, based on net selling area and excluding VAT and maintenance fees. Market segments are defined as follows: Luxury (>120), High-end (60–120), Mid-end (35–60), and Affordable (<35).

Post-Merger Greater HCMC: New Growth Levers for the Real Estate Market

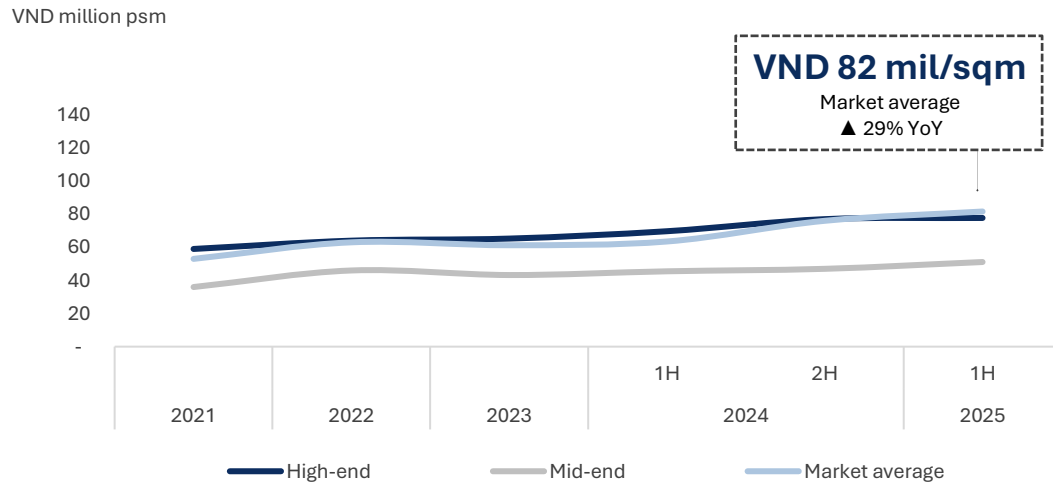
Condominium: Healthy Absorption Sustained amidst Supply Limitations



Landed Property: Modest Recovery from 2024 Low Base



Selling Prices Continue Upward Momentum across All Segments



Infrastructure Enhancements Expected to Drive Market Demand Growth



Tan Son Nhat T3 Terminal inaugurated

ACV inaugurated the new T3 Terminal at Tan Son Nhat International Airport, finishing two months ahead of schedule. The VND 10,990 billion terminal spans 112,500 sqm with modern facilities and improved passenger capacity.

April 19, 2025



Binh Khanh Bridge connected, easing bottleneck for Ben Luc-Long Thanh expressway

Binh Khanh cable-stayed bridge has just been joined and is on track for full completion by August 2025, removing a key bottleneck to enable expressway operation in 2026 & supporting Vietnam's 3,000 km expressway goal.

June 28, 2025



Business Updates

1. Vinhomes' Premium Launches Achieved Robust Market Take-Up

Vinhomes Golden City

June 26

Launch date

241 hectares

Project scale

4,940 units

Product mix

500 bookings

Anh Sao zone in 1 hour



- **Vinhomes' second large-scale integrated township in Hai Phong**, positioned to become Vietnam's most connected multi-modal hub linking road, waterway, and air routes.
- **Prime location:** Direct access to the Hanoi–Hai Phong–Quang Ninh Expressway, Cat Bi & Noi Bai airports, Northern industrial clusters, and major ports — making it a strategic settlement and trade center.
- **360° Green-Living:** Over 40 ha of themed eco-parks combining green space, wellness, quality education, retail, and leisure — setting a new benchmark for sustainable living.



Vinhomes Green City

June 27

Launch date

197 hectares

Project scale

4,570 units

Product mix

2,000 bookings

within 24 hours



- **Northwest HCMC's first "All-in-One" mega-urban township** with a complete ecosystem — education, retail, entertainment, and green spaces — driving lasting value for residents and investors.
- **Builds on Vinhomes' proven vibrant community model**, following successes like Ocean City, Vinhomes Royal Island, and Vinhomes Grand Park.
- **New growth hub** fueled by key infrastructure: Võ Văn Kiệt Avenue, Metro Line 2, National Highway 22, and Ring Roads 3 & 4.
- **Long An & Tay Ninh merger** to expand boundaries, strengthen regional links & boost real estate potential.



2. Major Milestones in Key Pipeline Signal Strong Project Momentum

Vinhomes Green Paradise

- **Groundbreaking:** April 19, 2025 in Can Gio, HCMC
- **Scale:** 2,870 ha – Largest in Southern Vietnam, planned to be new tourism & financial hub of HCMC, linked via proposed high-speed metro
- **Vision:** ESG-driven smart coastal city (advised by BCG), blending nature, people & tech
- **World-Class Amenities:** 443ha lagoon, 108F tower, golf courses, Blue Waves Theatre, etc.
- **Green Innovation:** Offshore wind power, smart management systems



Lang Van Tourism & Resort City Complex

- **Groundbreaking:** June 22, 2025, Lien Chieu District, Da Nang
- **Scale & Investment:** 512.2 ha, > VND 44 trillion investment
- **Concept:** World-class, low-density "Resort City" (Hotels, villas, residences, theme parks, retail, F&B, healthcare, and education facilities)
- **Strategic Focus:** Sustainable development, natural scenery preservation, and harmony with local heritage
- **Operations:** First phases from 2027



Vinhomes Industrial Plant – Ha Tinh

- **Inauguration:** June 29, 2025, within Vung Ang Economic Zone, Ky Anh Town, Ha Tinh — completed after just 7 months of construction
- **Scale (Phase 1):** 360,000 sqm
- **Ancillary Cluster:** 240,000 sqm under development
- **Strategic Impact:** Enhances Vinhomes' industrial park portfolio; accelerates local economic growth and industrialization; drives secondary investment into the area — boosting demand for housing, logistics, and supporting infrastructure



3. Transforming Urban Spaces into Year-Round Entertainment & Tourism Hubs

Ocean Kids Day

📍 Ocean City | Jun 1, 2025

A vibrant day filled with fun, diverse creative activities, & unforgettable memories for children and families.

Hundreds of
kids and families



Anh Trai Vuot Ngan Chong Gai Concert

📍 Ocean City | Jun 15, 2025

Cutting-edge stage design with dynamic lighting and sound for an unmatched sensory experience.

220,000+
visitors in 2 days



Vincom Mega Mall Ocean City Sets Opening Date

📍 Ocean City | Aug 22, 2025

New-generation "One Stop Shoppertainment" model, integrating shopping & experiential services.

150 brands **70,000 sqm** experiential space



F-zone – “Updated Version”

📍 Smart City | May 31, 2025

A comprehensive lifestyle hub, offering diverse amenities & attractive opening deals.

77+
new stores



7up Wonderland

📍 Grand Park | Jun 2025

Cool summer vibes with a giant water slide, refreshing snow foam show and explosive music stage.

Thousands of
participants



Vincom Plaza Wonder City Broke Ground

📍 Wonder City | Jun 2025


“All-in-one” destination with diverse features, from contemporary architecture to a unique rooftop pool.

10,000 sqm area **5** story



3. Transforming Urban Spaces into Year-Round Entertainment & Tourism Hubs


Equestrian Art Show “Ma Khai Hoan”

 Vinhomes Royal Island | Every Friday–Sunday

- Vietnam’s first live-action show featuring **horses as true performers**.
- A wordless story told through visuals, sound, and emotion, portraying the nation’s journey from peace to resistance.
- Uniquely staged using the natural terrain and lighting of the Royal Horse Academy.




Record-Breaking National Flag Formation

 Vinhomes Royal Island | April 30, 2025

- **1,500 people** gathered to form Vietnam’s largest human national flag, celebrating **50 years of reunification**.
- Part of the “Heroic Spirit of Vu Yen” festival, the event featured traditional activities like paper painting and kite flying, honoring national pride and local community spirit.



VinWonders & Marina Grand Opening

 Vinhomes Royal Island | May & July 2025

- On May 10, the Marina opened, spanning nearly 10 hectares with **100 berths** and a 700m² Indochine-style reception house.
- VinWonders Vu Yen, launched on July 1, is a **20-hectare** theme park with multiple themed zones, a water park, and a **7-hectare zoo home to 2,000 animals** — positioned as Northern Vietnam’s new leisure and wildlife destination.



4. Vinhomes: Sustained Recognition and Stronger International Ties to Drive Growth

SPECIAL AWARD

Vinhomes Global Gate

VIETNAM URBAN PLANNING AWARD

GOLD AWARD | REAL ESTATE INDUSTRY

Vinhomes

FINANCEASIA | ASIA'S BEST 2025

VINHOMES & CAPITALAND DEVELOPMENT STRATEGIC ALLIANCE

GOLD AWARD

Vinhomes Royal Island

VIETNAM URBAN PLANNING AWARD

ELITE AWARDS

Vinhomes

HUBEXO ASIA AWARDS 2025

On May 5, 2025, Vinhomes and CapitaLand Development (CLD) signed a comprehensive strategic MoU, establishing a landmark partnership to jointly develop large-scale, world-class urban communities in Vietnam and the region. This collaboration leverages Vinhomes' deep local market expertise and proven track record of over 30 mega townships, together with CLD's global development, asset management, and capital strength — with an ambition to double CLD's investment in Vietnam within five years, delivering premium, sustainable living environments for generations to come.

5. Reinforcing Our ESG Commitment Through Action and Recognition

“Acting for a Green Ocean”



On June 8, Vingroup/Vinhomes launched the “Acting for a Green Ocean” campaign across 28 coastal provinces, mobilizing community and local support to promote environmental action. Beyond large-scale cleanups, the initiative reinforced our commitment to sustainability and long-term Net Zero goals by 2050.



10,000
employees & volunteers



72 tons of waste
in over 1 hour



17.4 ha
of coastline cleaned



28
Provinces/cities



ESG Awards

SUSTAINABLE DEVELOPMENT CATEGORY

Vinhomes Green Paradise

FIABCI-THAI
PRIX D'EXCELLENCE AWARDS

Vietnam's largest ESG-compliant coastal project
advised by Boston Consulting Group

- 3,000MW nearshore wind system
- Electric mobility
- AI-powered utilities
- Centralized digital operation
- Green infrastructure
- Erosion control
- Biodiversity
- Low-emission build





Financial Summary

1H2025 Highlights



Vinhomes Projects

1. Revenue from Sale of Inventory Properties¹

- Total Revenue: VND 17.1 trillion
- Key Contributors:
 - VH Ocean Park 2: VND 6.7 trillion
 - VH Ocean Park 3: VND 4.6 trillion

2. PBT, PAT & PATMI

- PBT was VND 12.9 trillion, -6% YoY, comprising VND 10.1 trillion from Vinhomes projects and VND 2.8 trillion from BCC projects
- Consolidated PAT of VND 11 trillion, -5% YoY
- Consolidated PATMI of VND 10.2 trillion, -13% YoY

BCC Projects² (Equity Accounting)

- Total Revenue: VND 7.6 trillion
- Key Contributors:
 - VH Royal Island: VND 7.6 trillion

Financial Performance 1H2025 vs 1H2024

Figures in VND billion	1H2025	1H2024	Change	Key Commentary
Sale of Inventory Properties ¹	17,057	21,869	-22%	• Deliveries at Vinhomes OCP2-3 were the key drivers
Other Revenue	17,663	14,718	20%	• Mainly management, sales consulting, and construction service revenues
Total Revenue	34,720	36,587	-5%	
Gross Profit	9,682	10,463	-7%	
Gross Profit Margin	27.9%	28.6%	-0.7%	
Profit Sharing from BCC Projects ²	2,839	6,496	-56%	• Majority of shared profit came from Royal Island under the BCC with Vingroup.
Other Finance Income	10,952	3,542	209%	
Operating Profit	12,578	13,918	-10%	
Profit Before Tax	12,945	13,759	-6%	
Profit after tax	11,000	11,620	-5%	
Profit after Tax and Minority Interest	10,242	11,776	-13%	

Source: Vinhomes JSC unaudited consolidated VAS financial statements for 2Q2025, YoY comparison based on 2Q2024 audited figures.

Note: (1) Exclude revenue from bulk sales via share transfers and BCCs (gains recognized as finance income). (2) Do not include the profit sharing from Vinhomes Global Gate project (Co Loa).

1H2025 Financial Performance (Vinhomes Projects and BCC Projects)

Figures in VND billion	1H2025 Adjusted Revenue (Excl. BCC) ¹	1H2025 Revenue from BCC Projects ²	1H2025 Total Adjusted Revenue ³
Sale of Inventory Properties	19,666	7,635	27,301
Other Revenue	17,663	-	17,663
Total Revenue	37,329	7,635	44,964
Cost of Sales	-27,233	-3,426	-30,659
Gross Profit	10,096	4,209	14,304
Profit Sharing from BCC Projects ²	2,839	-2,839	-
Operating Profit	12,578	-	12,578
Profit before Tax	12,945	-	12,945
Profit for the Period	11,000	-	11,000
Profit after Tax and Minority Interest	10,242	-	10,242

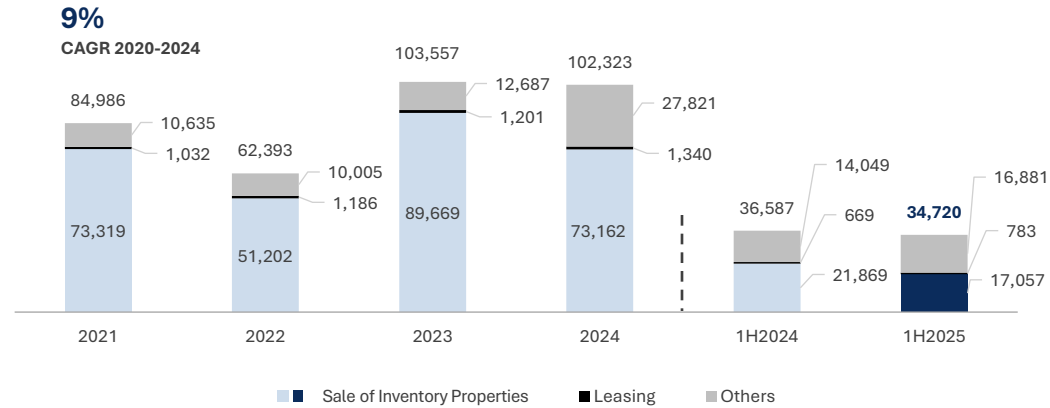
Source: Vinhomes JSC unaudited consolidated VAS financial statements for 2Q2025.

Note: (1) 1H2025 adjusted revenue (Excl. BCC) includes gains from bulk sales via share transfer transactions, recognized as financial income. (2) Majority of BCC contribution is from Vinhomes Royal Island. (3) Adjusted financial performance includes gains from bulk sales via share transfer transactions and BCC projects, recognized as financial income.

1H2025 Financial Performance Overview

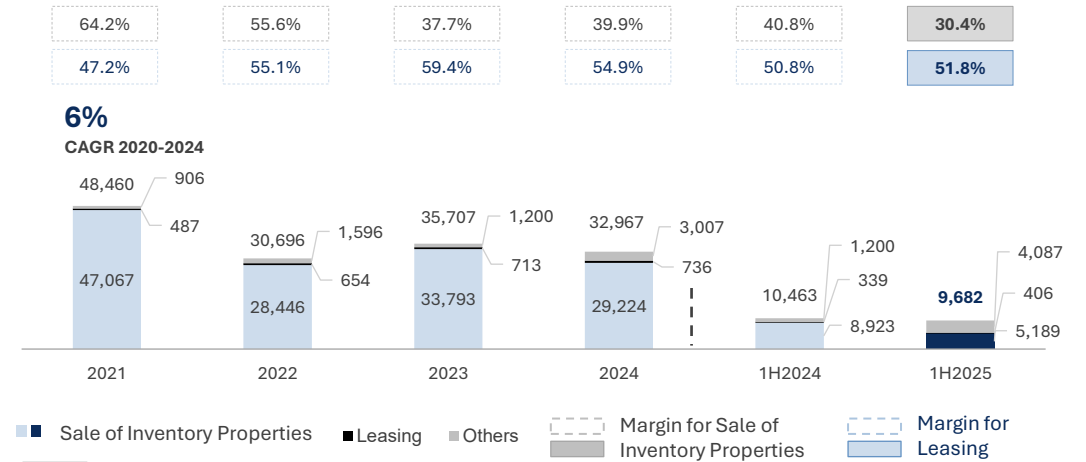
Total Revenue

VND billion



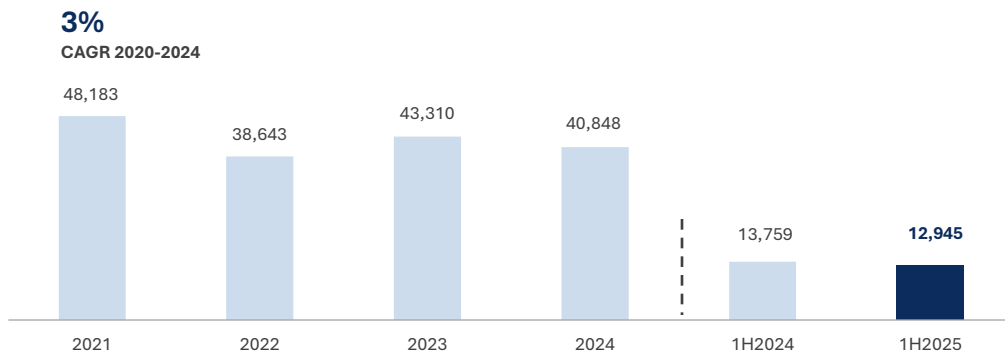
Gross Profit and Gross Profit Margin

VND billion



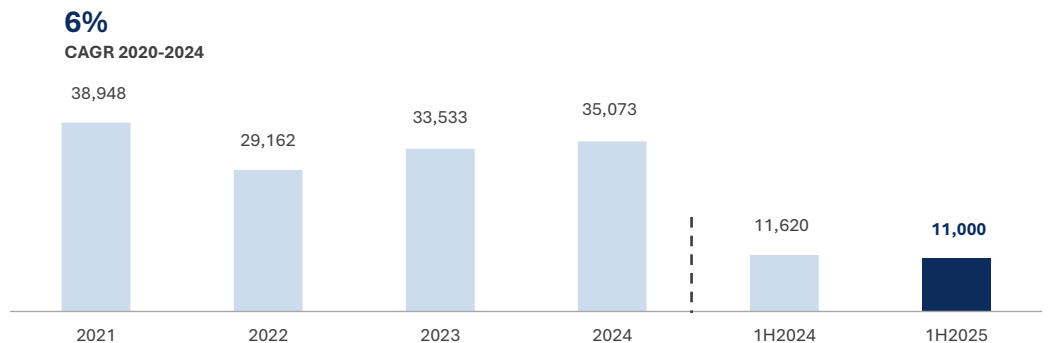
Profit before Tax

VND billion



Profit after Tax

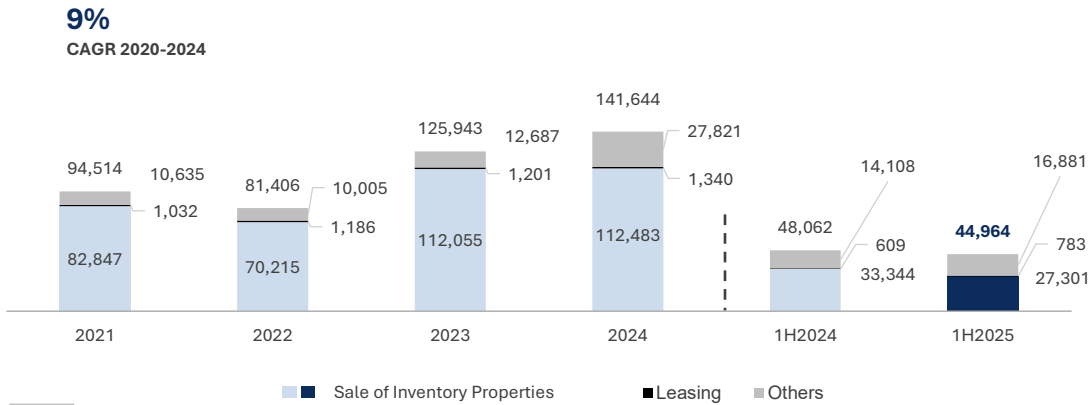
VND billion



1H2025 Financial Performance Incorporating BCCs and Bulk Sales

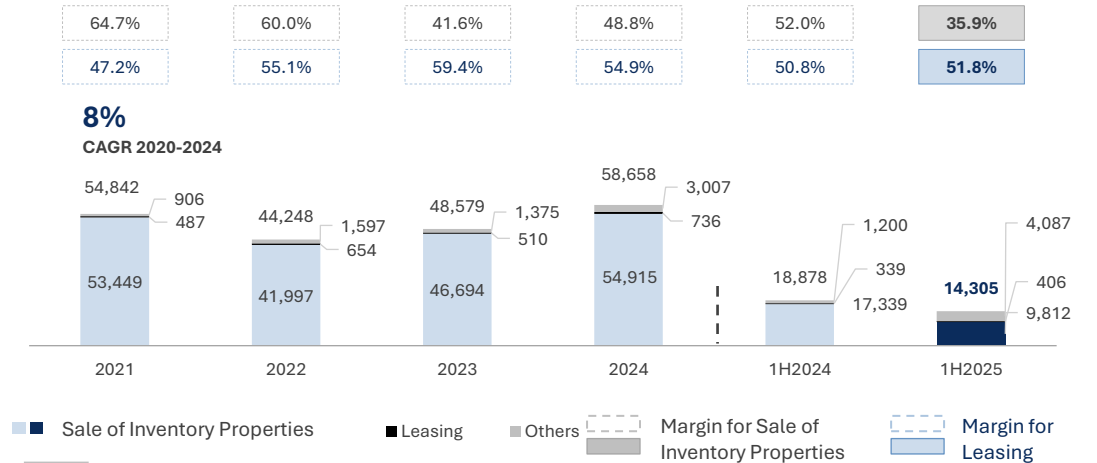
Total Adjusted Revenue

VND billion



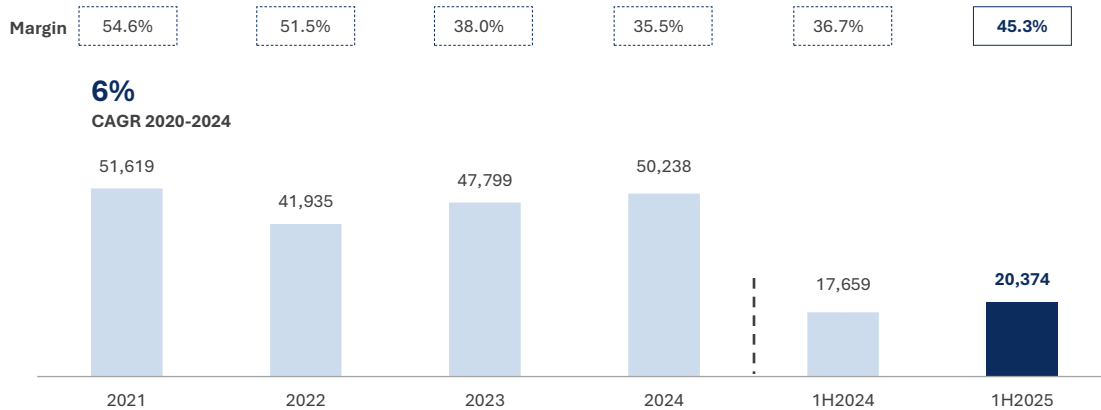
Adjusted Gross Profit and Gross Profit Margin

VND billion



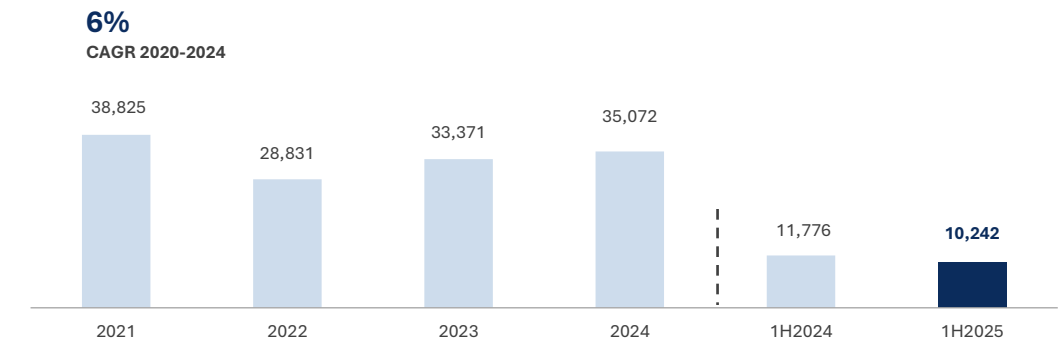
EBITDA and EBITDA Margin

VND billion



Profit after Tax and Minority Interest

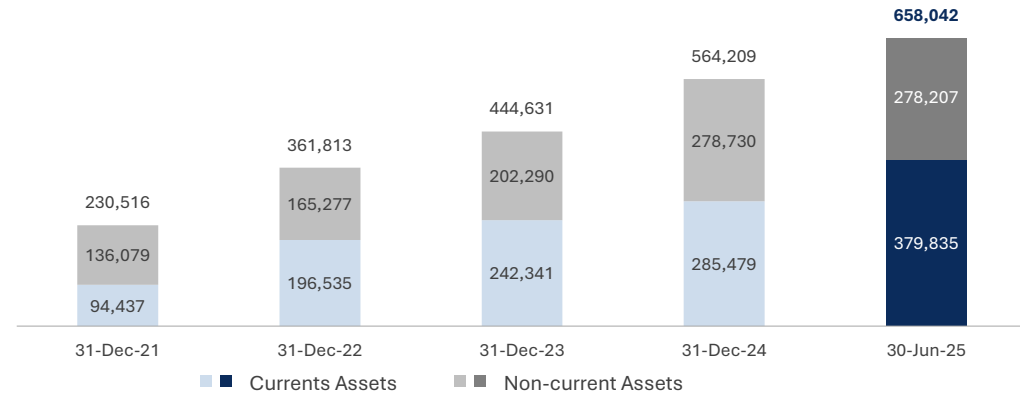
VND billion



Balance Sheet Overview

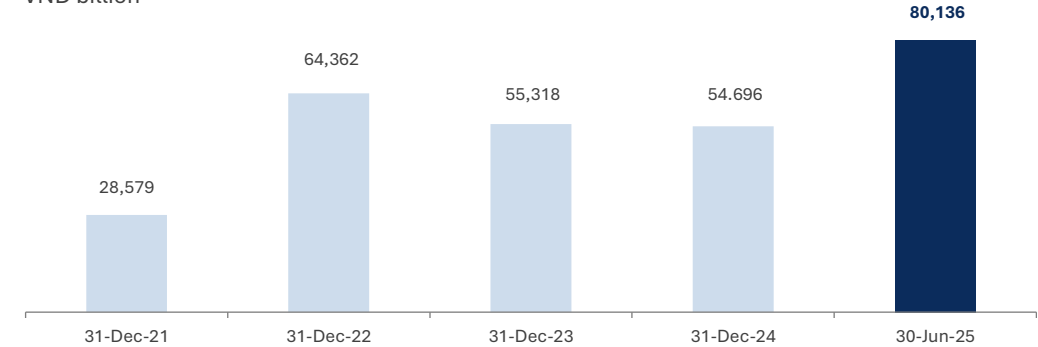
Total Assets

VND billion



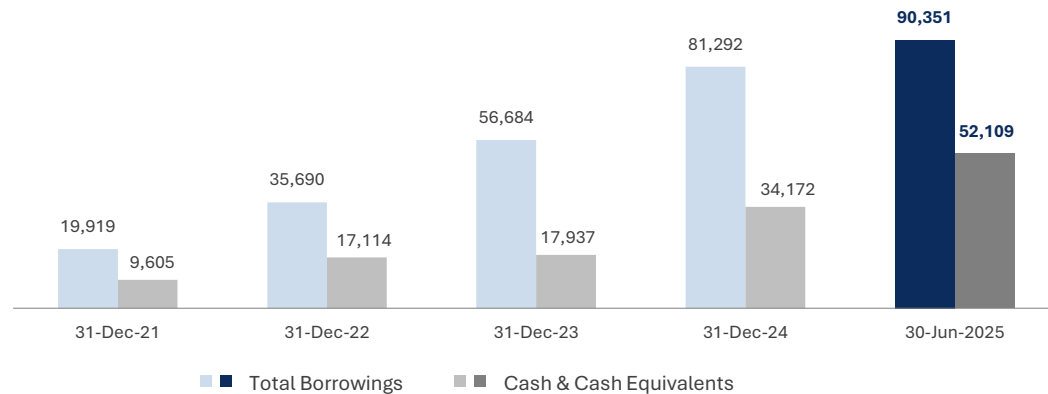
Inventories

VND billion



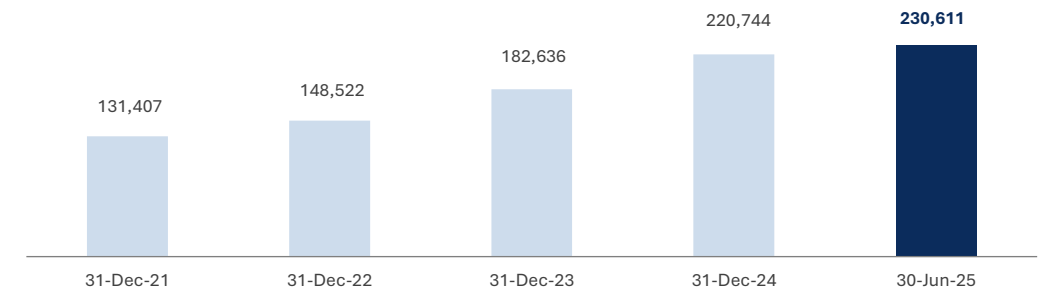
Total Cash & Cash Equivalents¹ and Total Borrowings

VND billion



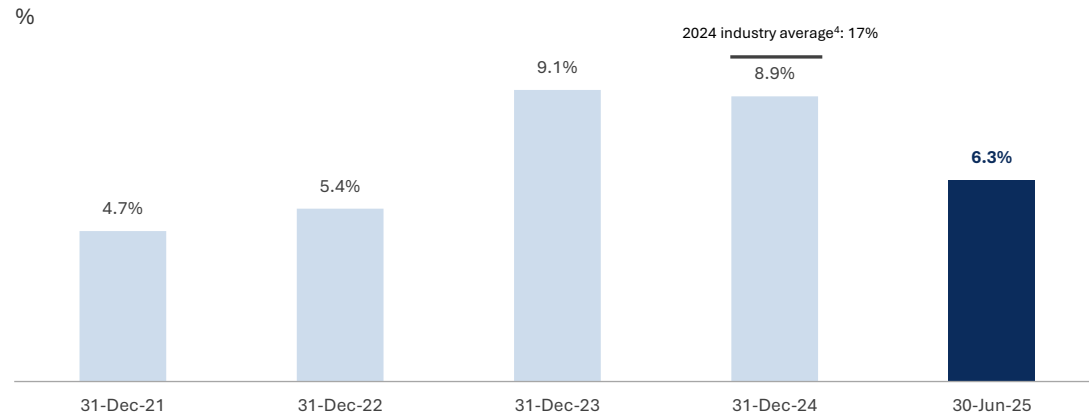
Total Equity

VND billion

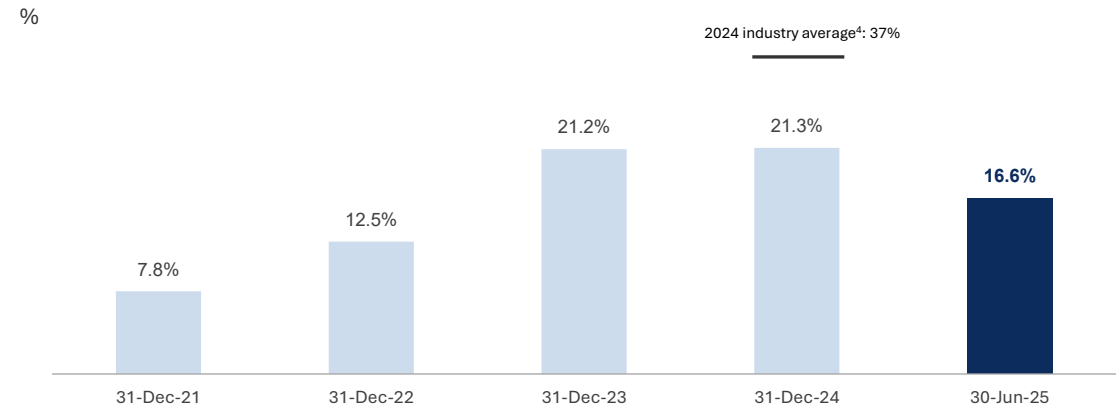


Key Credit Metrics

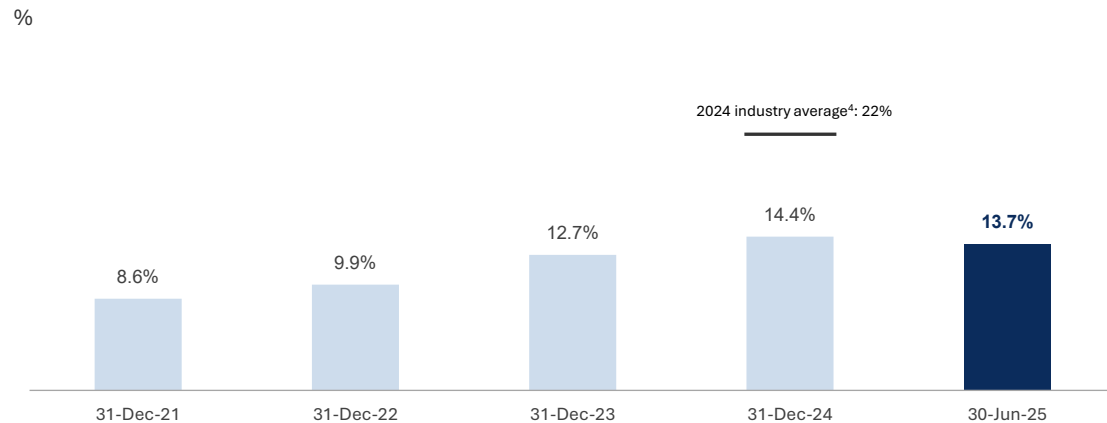
Net Debt¹ / (Total Assets – Cash & Cash Equivalent²)



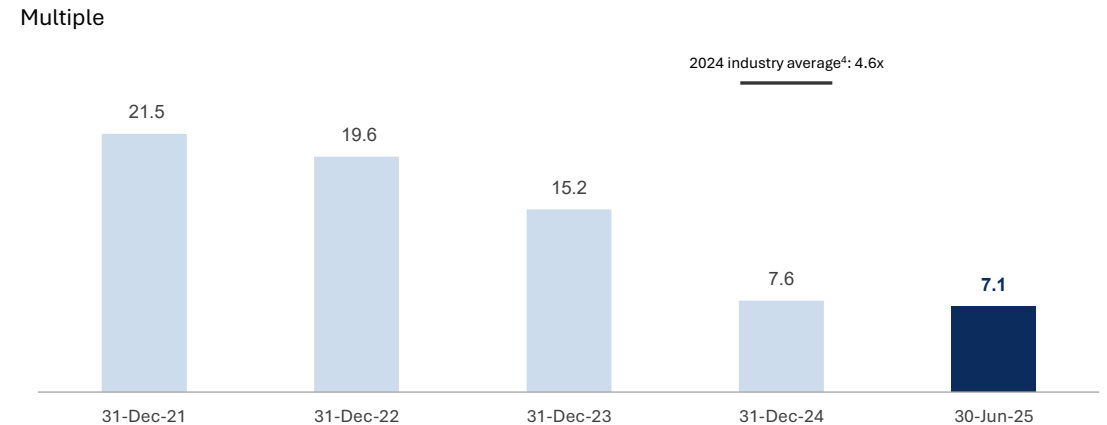
Net Debt¹ / Equity



Total Debt / Total Assets



Interest Coverage Ratio³



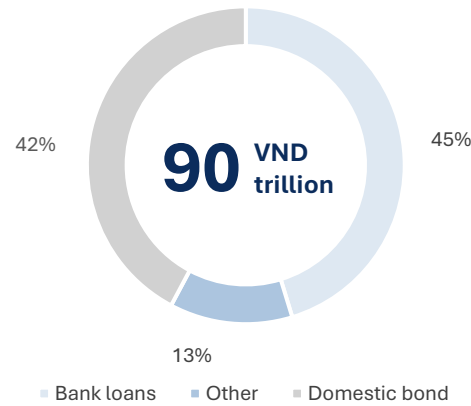
Source: Vinhomes' reviewed consolidated financial statements for 2021–2024 and unaudited consolidated financial statements for 2Q2025.

Notes: (1) Net debt = (short-term borrowings + long-term borrowings) – cash & cash equivalents. (2) Cash and cash equivalents include short-term investments. (3) Interest coverage ratio = EBIT/interest expense. (4) Average of top listed developers in 2024.

1H2025 Debt Profile

Strong balance sheet and robust liquidity position

Balanced Debt Mix¹



Diversified Debt Structure



Average cost of debt

10.9%

Average debt maturity

1.7 years

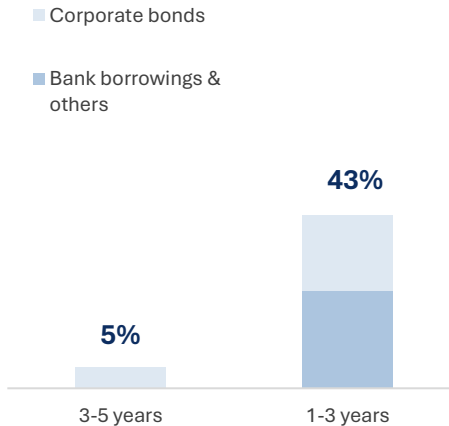
TTM Interest coverage

7.1x

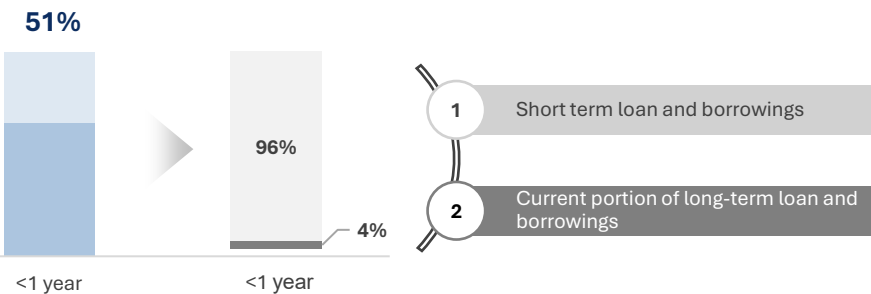
% of fixed rate debt

77%

Well Managed Debt Maturity Profile



Company is in active discussions with international and domestic creditors to lengthen maturity profile in a stabilizing interest rate environment



- Short-term bank borrowings are mainly used to finance general contractor activities to minimize borrowing costs, which can be revolved within credit limit and will be rolled-over prior to maturity
- Current portion of long-term loan will be repaid using pre-sales proceeds generated from both retail and bulk sales transactions
- In 2Q2025, Vinhomes made a repayment of VND 3.1 trillion on its syndicated loan, lowering the outstanding balance to VND 5.7 trillion, underscoring its robust liquidity position and disciplined debt management

2025 Outlook

FY2025 Targets

Adjusted revenue target

180 VND trillion

▲ 27% vs. 2024 actuals

Profit after tax target

42 VND trillion

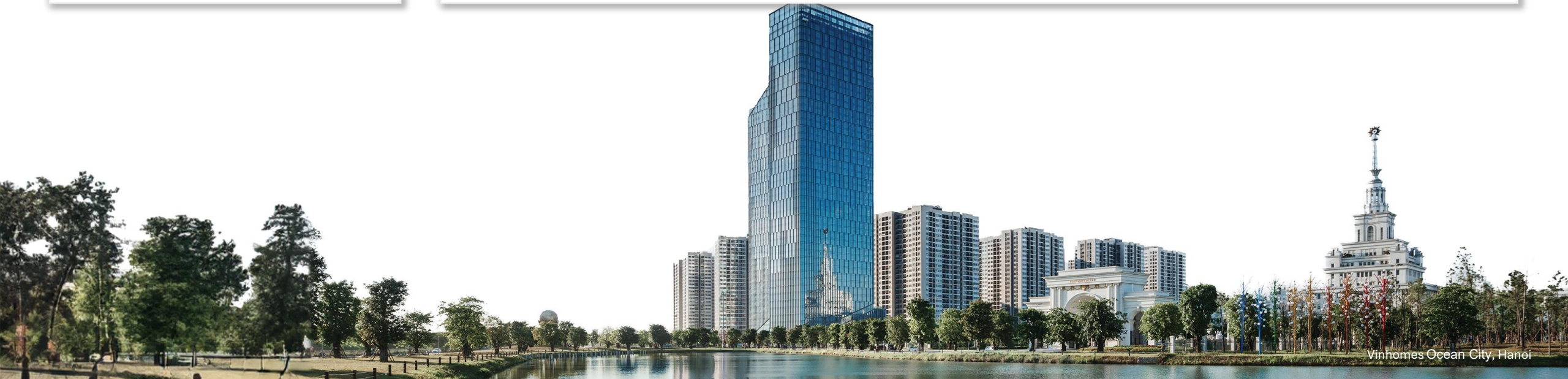
▲ 20% vs. 2024 actuals

Breakthrough Performance

- Substantial **unbilled sales backlog of VND 138.2 trillion** as of 2Q2025 provides strong visibility into future revenue streams.
- Presales growth to be fueled by the launch of **new mega projects** and **ongoing sales** across existing developments, supported by both **retail** and **bulk sales channels**.
- Key contributors to 2025 presales and earnings include Wonder City, Golden City, Green City, Royal Island, Ocean Park 2-3, Golden Avenue and potential new project launches.

Outperforming Growth

- Vietnam is poised to maintain resilient economic growth in 2025, with a **GDP target of 8.3-8.5%** and **credit growth of 16%**, positioning it among the region's top performers.
- **Accelerated public investment, regulatory reforms, and provincial consolidation** are expected to further drive real estate expansion by stimulating economic activities, streamlining processes, enhancing transparency and creating substantial opportunities for well-capitalized developers.



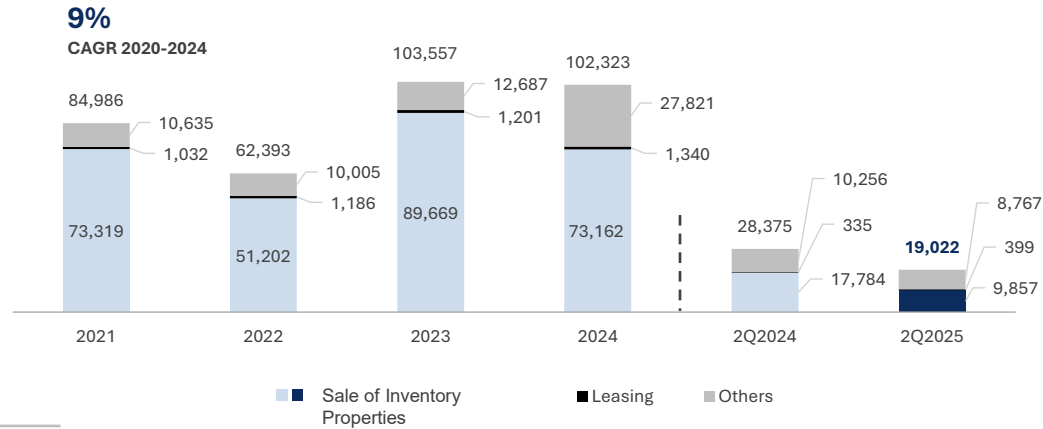


Appendix: Additional Information

2Q2025 Financial Performance Overview

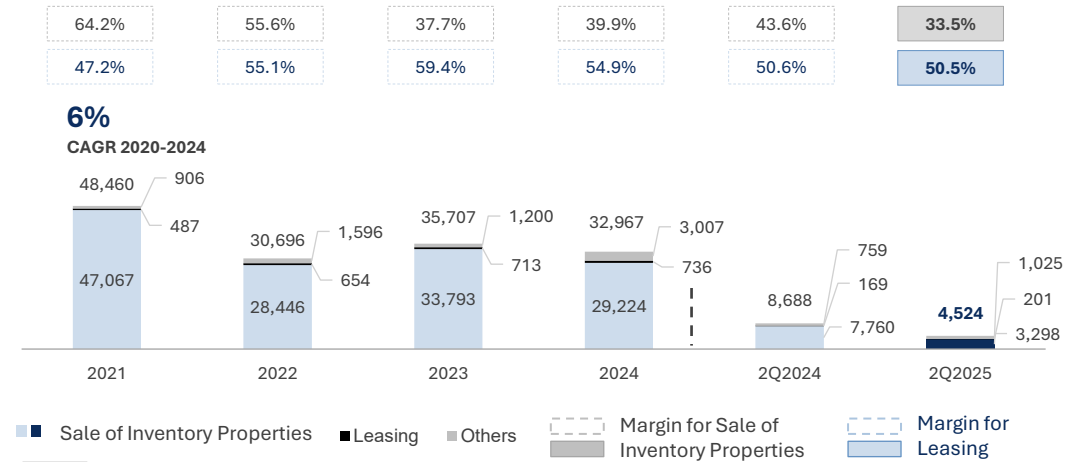
Total Revenue

VND billion



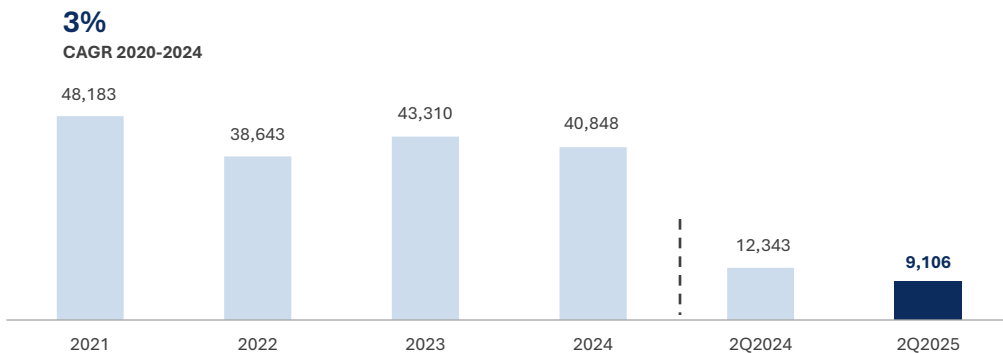
Gross Profit and Gross Profit Margin

VND billion



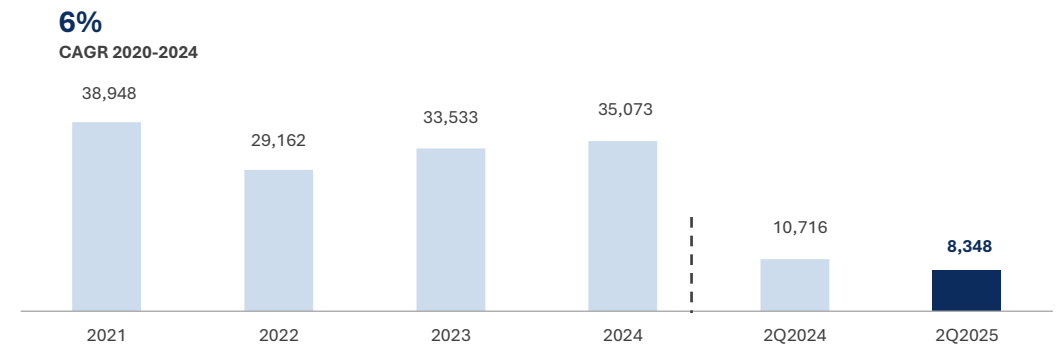
Profit before Tax

VND billion



Profit after Tax

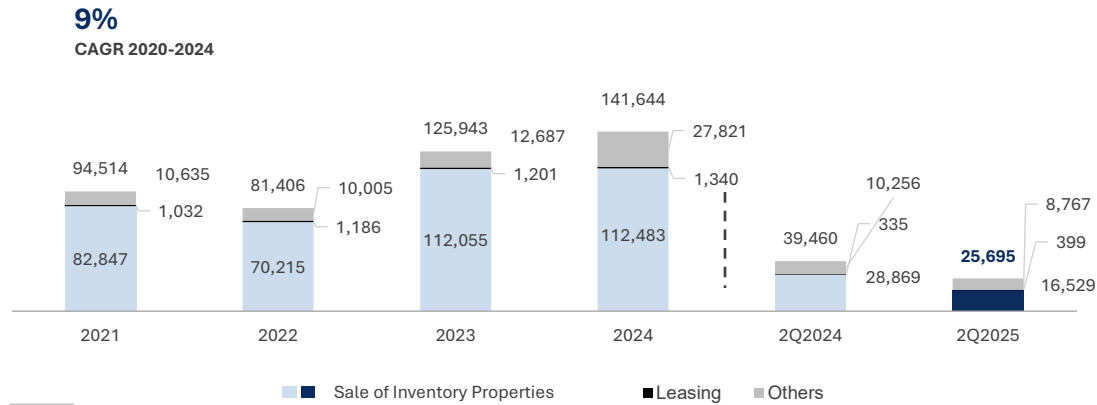
VND billion



2Q2025 Financial Performance Incorporating BCCs and Bulk Sales

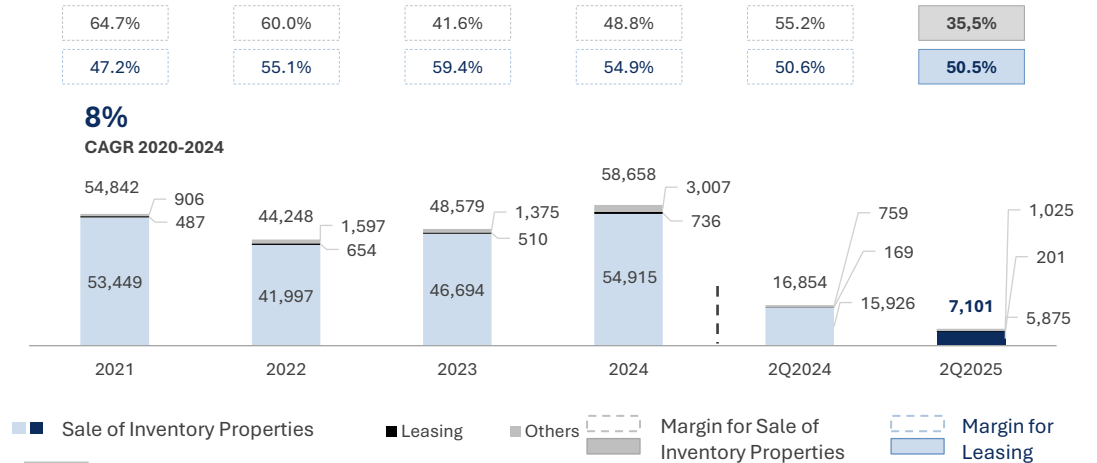
Total Adjusted Revenue

VND billion



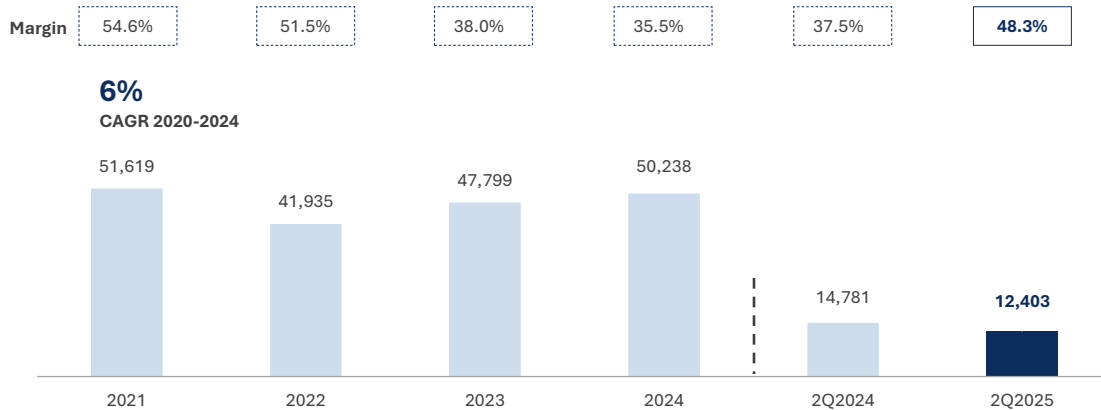
Adjusted Gross Profit and Gross Profit Margin

VND billion



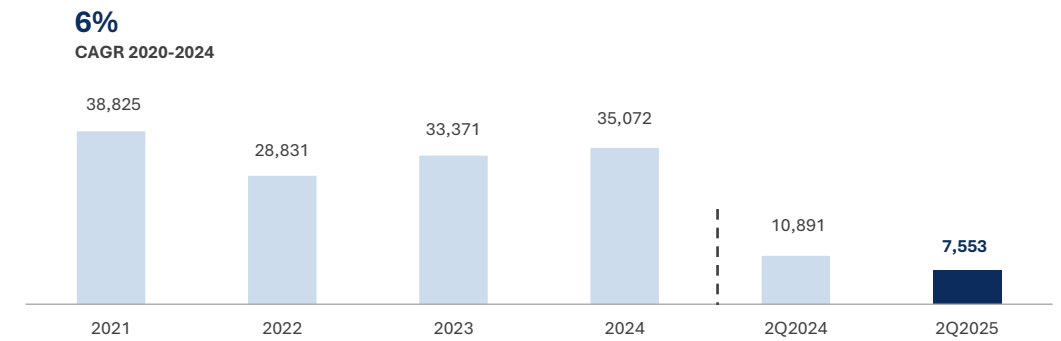
EBITDA and EBITDA Margin

VND billion



Profit after Tax and Minority Interest

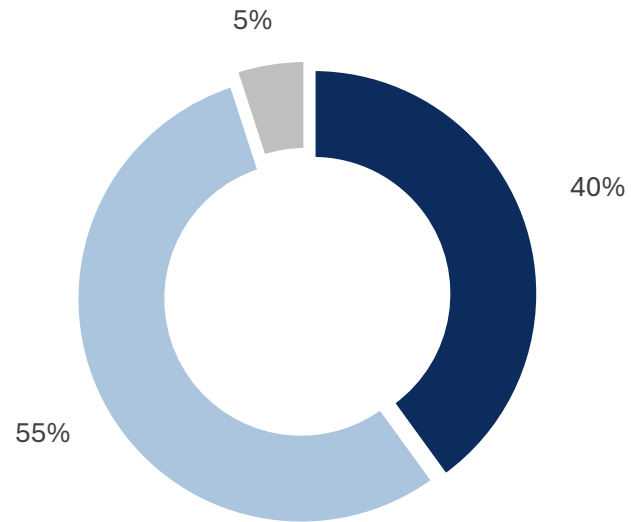
VND billion



Strategically Positioned and Well-Diversified Land Bank

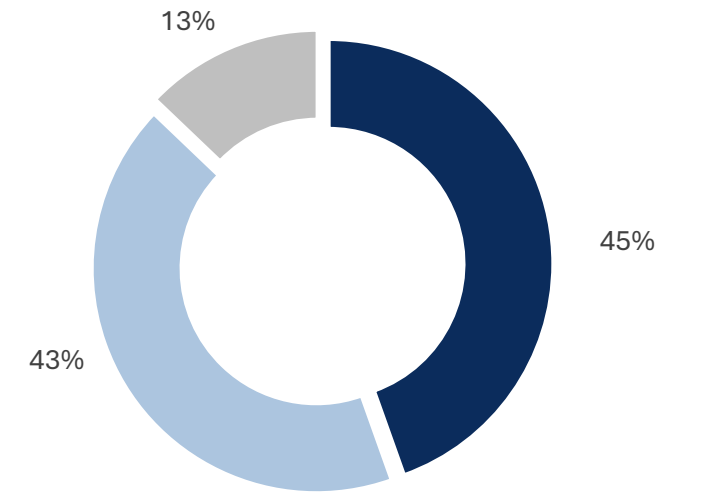
Land Bank Earmarked for Future Residential Developments

Project Pipeline Breakdown by Structure



- Group 1: Vinhomes* is the sole developer
- Group 2: Vinhomes* is a joint developer with majority economic interest
- Group 3: Vinhomes* holds majority economic interest via agreements

Project Pipeline Breakdown by Location



- North
- South
- Central

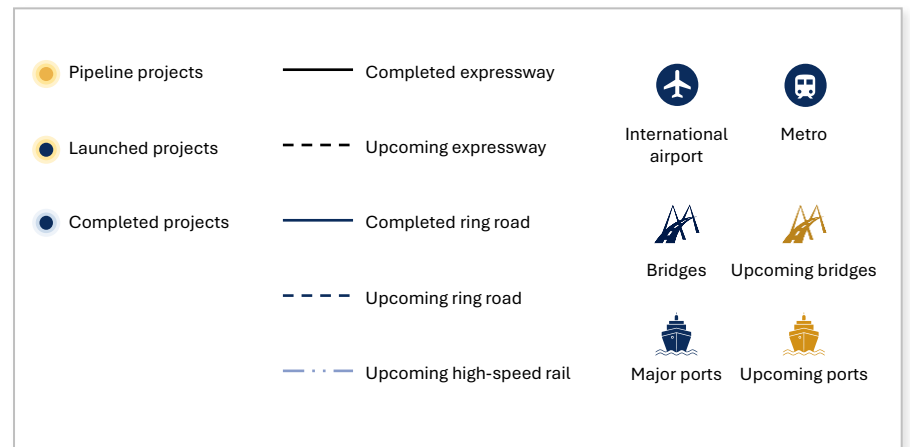
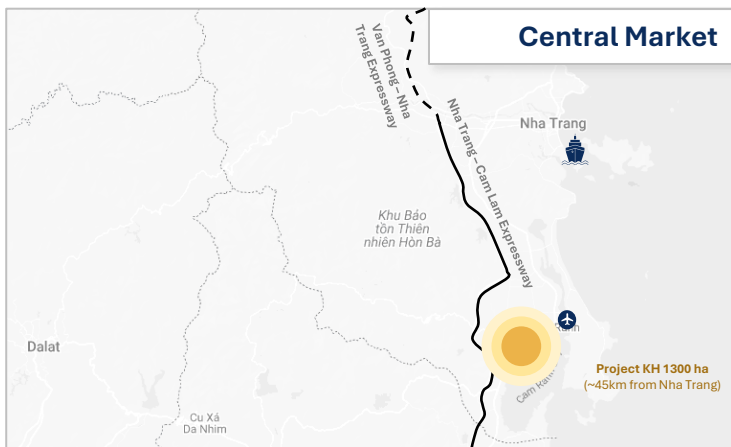
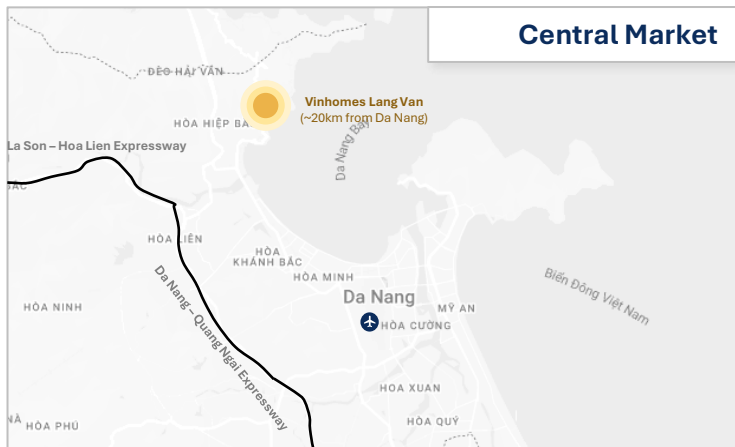
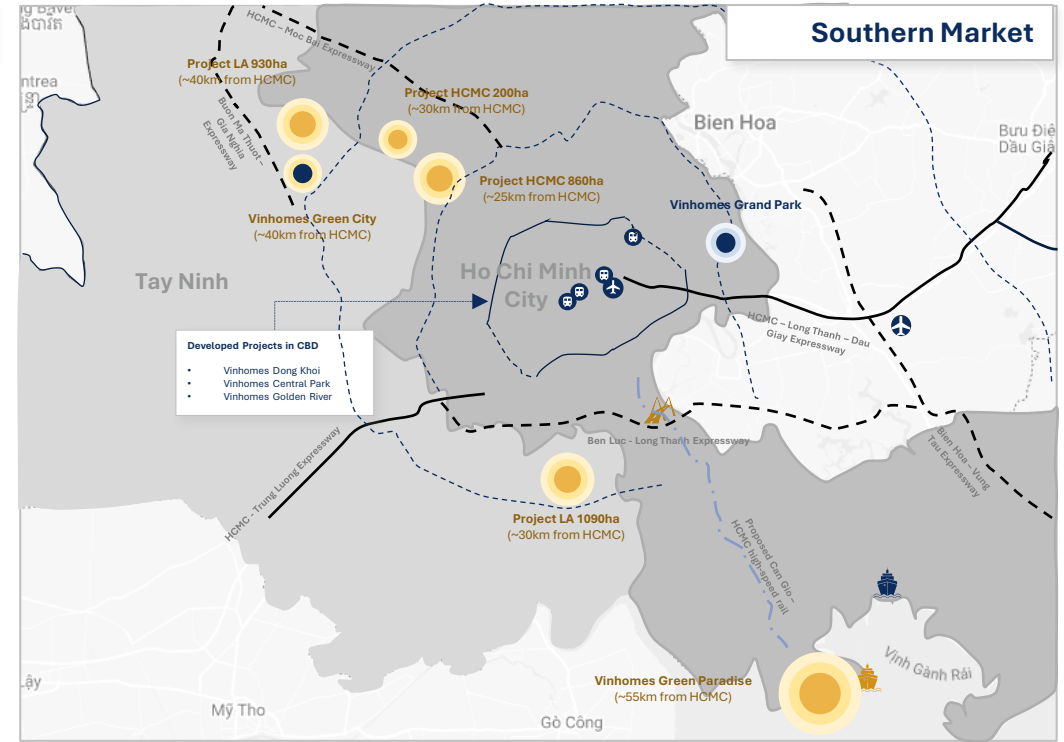
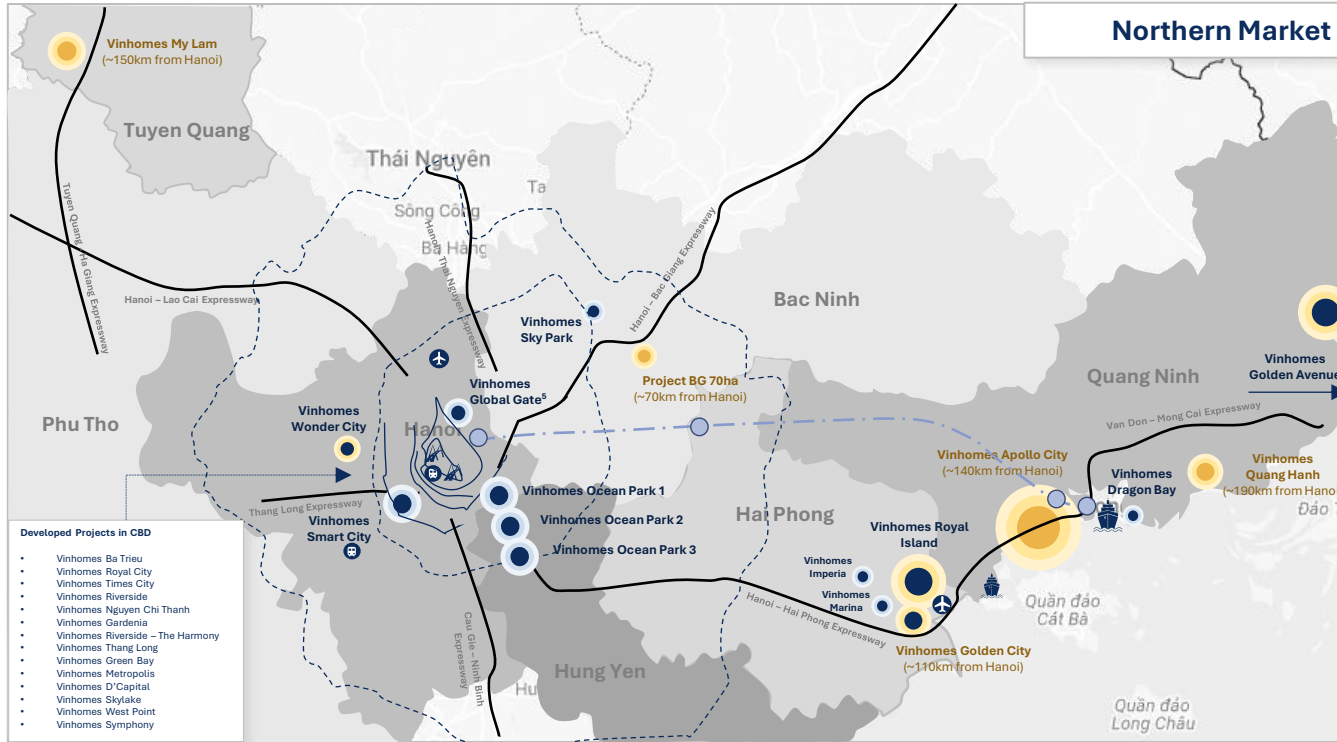
Key Pipeline Projects

Driving Growth Through Strategically Positioned and Well-Diversified Land Bank

Vinhomes Projects	Vinhomes Lang Van	Vinhomes Green Paradise	Vinhomes Quang Hanh	Vinhomes My Lam	Vinhomes Apollo City	Project BG 70ha	Project HCMC 200ha	Project HCMC 860ha	Project LA 930ha	Project LA 1090ha	Project KH 1300 ha
Location	Lien Chieu, Da Nang	Can Gio, HCMC	Cam Pha, Quang Ninh	My Lam, Tuyen Quang	Quang Yen & Ha Long, Quang Ninh	Bac Ninh	HCMC	HCMC	Tay Ninh	Tay Ninh	Khanh Hoa
Site area ('000 sqm)	5,122	28,700	1,671	4,554	55,403	661	2,000	8,636	9,309	10,896	13,018
Registered developer(s)	VPL	VHM ²	VIC	VHM ²	VHM-VIC	VIC	VHM ²	VHM ²	VHM ²	VHM-VIG	VHM ² -VinES
Vinhomes' effective economic benefit ¹	100%	100%	99%	66%	70%	99%	100%	97%	76%	100%	100%
Expected launch ¹	2025	2025	2025+	2025+	2025+	2026+	2026+	2026+	2026+	2026+	2026+

Source: Company information, updated as of July 2025.

Note: 1. Estimates are based on current management assumptions and subject to change. Effective economic benefits represent Vinhomes' net interest after deducting payments made to acquire such interest through BCC structures. 2. Indirect ownership via subsidiaries.





Investor Relations Department

Vinhomes Joint Stock Company

Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Urban
Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam

Tel: +84 (24) 3975 5899 ext. 3982

Website: <https://vinhomes.vn/en/ir>

E-mail: ir@vinhomes.vn