



1Q2026 Earnings Presentation



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Agenda

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2026 Outlook



1. Business Highlights



1Q2026 Highlights

Unit: VND billion	1Q2026	1Q2025	Y-o-Y Growth	
Industrials	27,988	15,675	▲	79%
Real Estate Development & Services ¹	64,487	58,200	▲	11%
Social Enterprises	3,416	3,004	▲	14%
Others ²	8,461	7,174	▲	18%
Total adjusted revenue	104,352	84,053	▲	24%

Total revenue

VND104,352bn

▲ 24% YoY

Net profit after tax

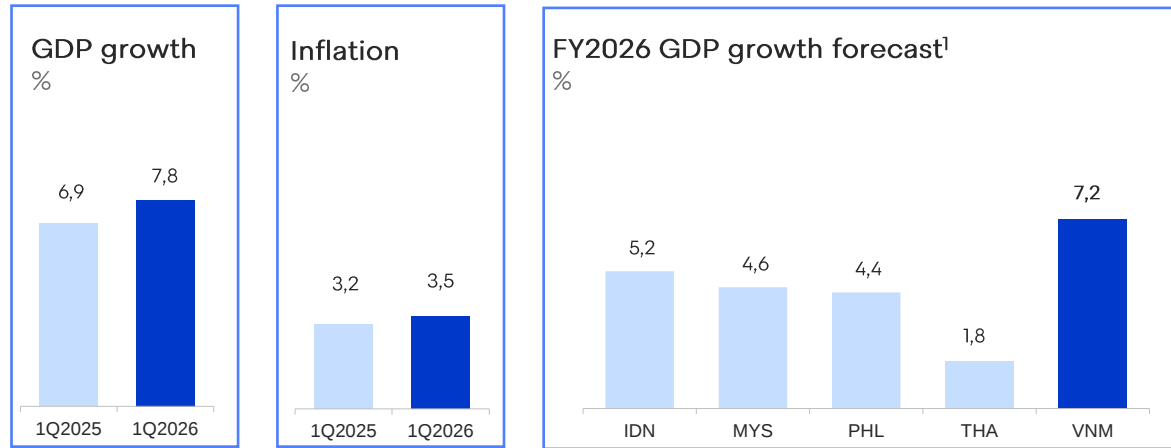
VND5,611bn

▲ 150% YoY

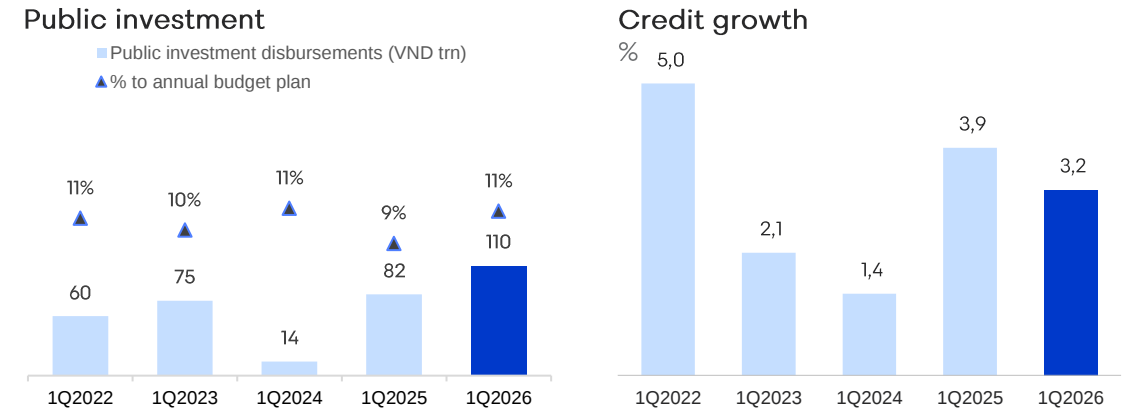
Source: VAS Consolidated Financial Statements for 1Q2026. 1. Figures are pro-forma, adding revenue from bulk sales transactions recorded in financial income. 2. Included consulting and construction contracting, apartment management services, and other revenues.

Targeting Sustainable Development amid International Geopolitical Headwinds

Best 1Q in 15 years reinforces confidence in Vietnam's growth outlook

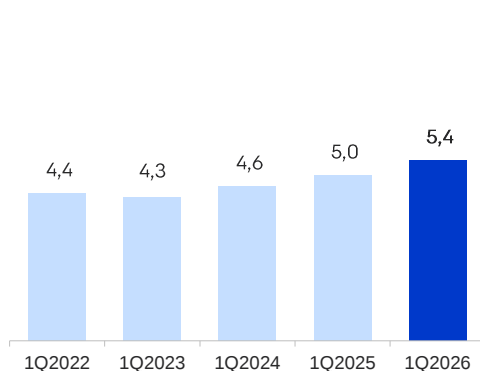


Continued expansionary fiscal policies, with balanced monetary measures, for sustainable development

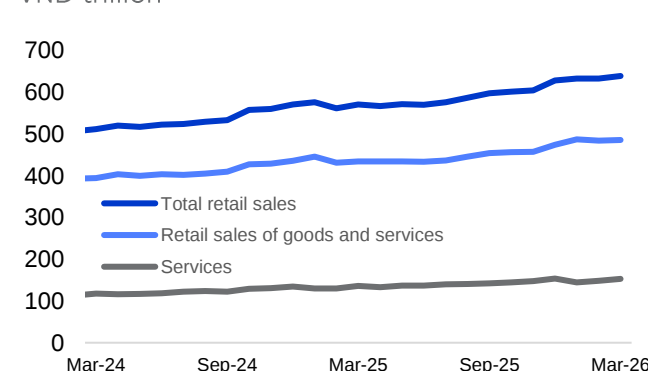


Private consumption maintained its growth momentum whereas FDI disbursement reaches 5-year high

FDI disbursement
USD billion



Monthly retail sales
VND trillion



Commitment to medium-term economic targets

Accommodative Policies
Supportive Legislation Reform

Foster Private Sector
Stabilize interest rate

Enhance public investment
2026 – 2030 budget: **VND 8,200 Trn**
▲ 186% (compared to previous term)

Target for 2026 – 2030:
10%+ GDP Growth rate

2. Business Updates



Industrials

Operational highlights

58,577

EV deliveries globally 1Q2026¹
+61% YoY

143,136

E-scooter deliveries 1Q2026
+219% YoY

Notes: Operational data is as at December 31st, 2025.
1. Includes VF 3, VF e34, VF 5, VF 6, VF 7, VF 8, VF 9, Nerio Green, Herio Green, Limo Green, Lac Hong 900LX and E-Bus.

Automobile: Vietnam EV Market – Setting New Records

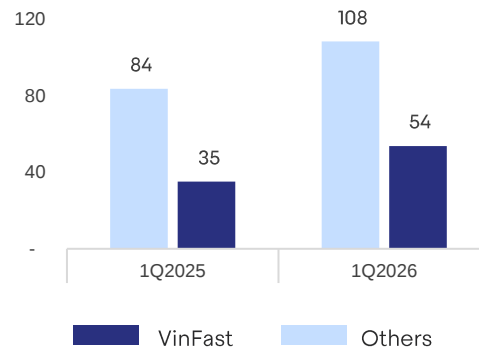
Fortifying strong foothold in the domestic market

Automobile

Total delivery
1Q2026
53,684 cars
+53% YoY

Market share
~33%

Robust Q1 performance
'000 units



Dominating market by overall
deliveries¹
Car deliveries

1	VINFAST	53,684
2	TOYOTA	16,885
3	HYUNDAI	13,498
4	FORD	12,132
5	MITSUBISHI	11,909
6	MAZDA	8,101

Claiming 6 / 10 best sellers
Car deliveries

VinFast Limo Green		1 st 12,471 cars
VinFast VF 3		2 nd 10,188 cars
VinFast VF 5		3 rd 8,556 cars
VinFast VF 6		4 th 6,679 cars
VinFast Minio Green		9 th 3,809 cars
VinFast VF MPV 7		10 th 3,686 cars

Accelerating the green transition with new models across segments and enhanced infrastructure

2026

New generations of current models to utilize our new platform and next generation EE architecture.



VF 6 (New generation)
(B SUV)
Mid-sized



VF 7 (New generation)
(C SUV)
Mid-sized

2027

New generations of Lac Hong line to target high-class users



Lac Hong 800S
(F SUV)
Full size Luxury



Lac Hong 900S
(F Sedan)
Full size Luxury

- ✓ Delivery of **3,520 EVs** on March 28th, 2026 – Record level of Vietnam automobile industry



- ✓ Planned installation of **9,900 charging ports** across Vietnam's expressway network
- ✓ Continuation of the **three-year free** charging policy

Asia: Green Transition Gaining Momentum in 1Q2026

Global

✓ Total Delivery: **58,577** (+61% YoY)

✓ No. of Showrooms: **447** (90%+ located in Asia)

India

Ranked

#4

among the best
EV brands¹

- ✓ Available models: VF 6, VF 7, VF MPV 7
- ✓ VinFast local footprint:
 - ✓ 1 CKD plant – capacity: 50,000 cars/year
 - ✓ 50 showrooms



Indonesia

Ranked

Top 10

among the best
EV brands²

- ✓ Available models: VF 3, VF e34, VF 5, VF 6, VF 7, VF MPV 7, Limo Green
- ✓ Car rental program launched
- ✓ MoU for the sales of **20,000 cars** to 2 major transportation fleets
- ✓ VinFast local footprint:
 - ✓ 1 CKD plant – capacity: 50,000 cars/year
 - ✓ 39 showrooms



The Philippines

Ranked

#1

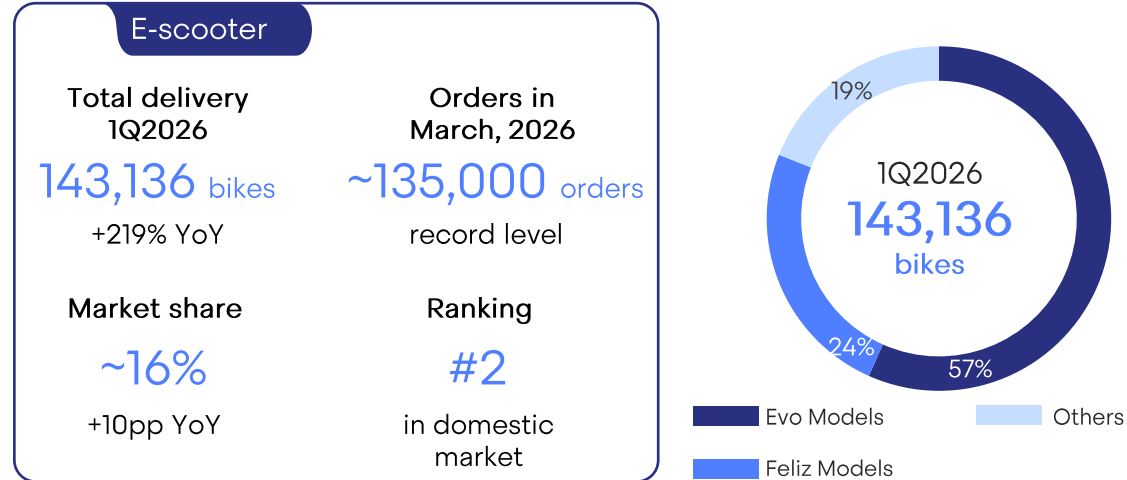
among the best
EV brands³

- ✓ Available models: VF 3, VF 5, VF 6, VF 7, VF 9
- ✓ Car rental program launched
- ✓ MoU for the sales of **2,500 EVs** to local taxi operator
- ✓ VinFast local footprint:
 - ✓ 33 showrooms

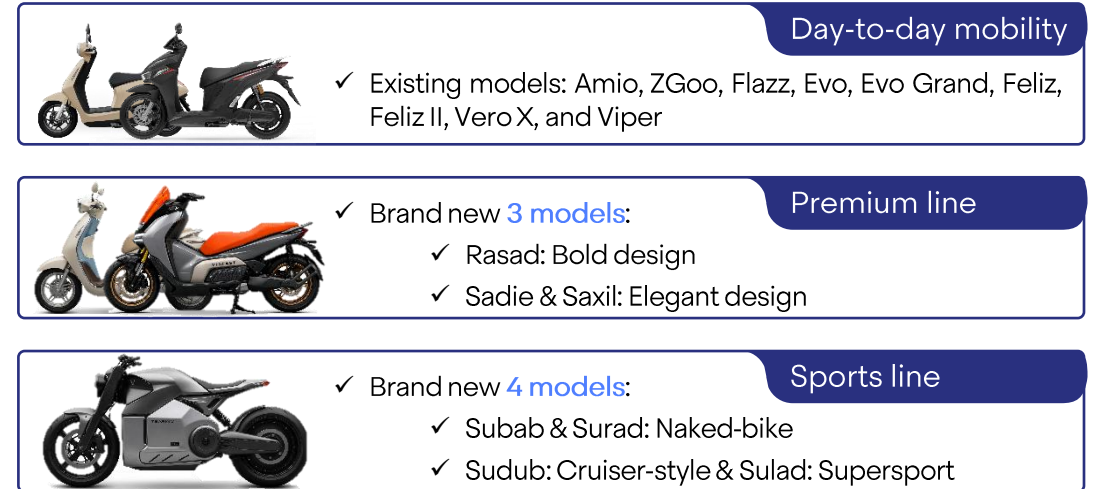


E-scooter: Gaining Traction amid Infrastructure Improvements

Vietnam: Affordable models demonstrate strong mass-market appeal



New models driving entry into new markets



Asia: Production Footprint and Dealership Network as Core Enablers of Growth



Vietnam

Charging facilities

- ✓ ~60,000 battery swapping stations to be installed nationwide by 2Q2026.

Manufacturing facilities

- ✓ Ha Tinh manufacturing plant:
 - ✓ Capacity: **2 mil** e-scooters/year
 - ✓ Start of production: **2Q2026**



India

- ✓ **02** models will be available.

Indonesia

- ✓ **04** available models: **Flazz**, **Evo**, **Feliz II**, and **Viper**.
- ✓ **06** first dealers ready to distribute from **2Q2026**.

The Philippines

- ✓ **03+** available models: **Evo**, **Feliz II**, and **Viper**.
- ✓ **14** first dealers signed MoU.

Real Estate Development and Services | Residential

Residential

VND 71.5 trillion

Vinhomes' adjusted revenue¹
in 1Q2026
+271% YoY

VND 81.7 trillion

Vinhomes' contracted sales in
1Q2026
+133% YoY

VND 201.6 trillion

Vinhomes' unbilled sales as of
Mar-26
+68% YoY

Note: 1..Figures are adjusted, adding bulk sales.

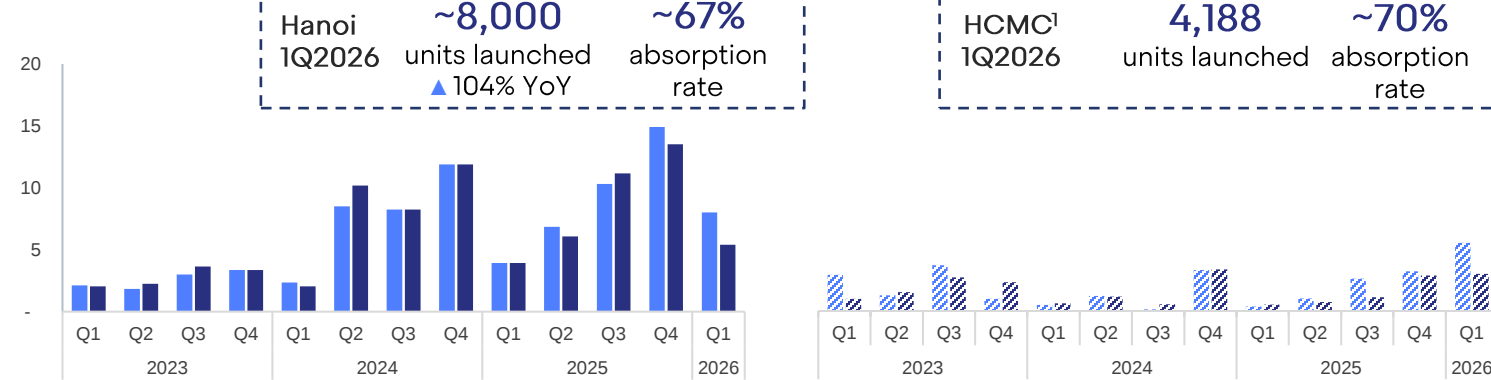
Vinhomes Ocean Park

Residential: Cautious Momentum – Improved Housing Supply & Accessibility Expected

Condominium: Improvement in supply where as homebuyers have more selections

New supply and absorption level of condominium

Thousand of units



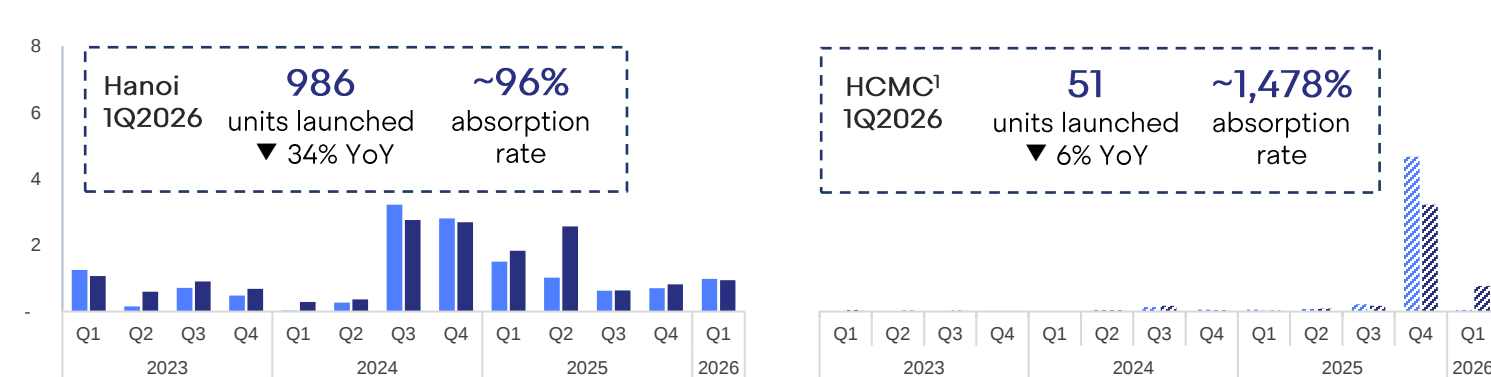
Policy tailwinds to support outer-city urban development and housing access

- Hanoi Master Plan** Promote polycentric-urban areas, **TOD**, **metro expansion** to decompress inner-city density.
- Affordable commercial housing** Targets **middle-income buyers ineligible for social housing**, with legal and financing incentives for developers.
- Social housing** Raised **social housing income caps by 17 – 25%**, improving housing access.

Landed properties: Absorption rate staying at high level

New supply and absorption level of landed property

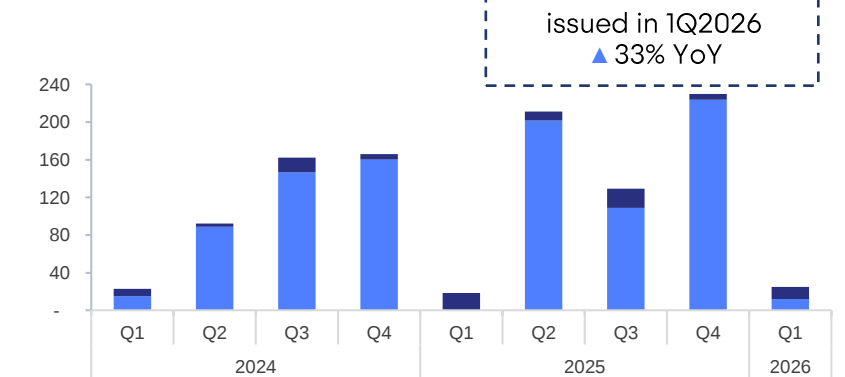
Thousand of units



Liquidity sustained in corporate bond market

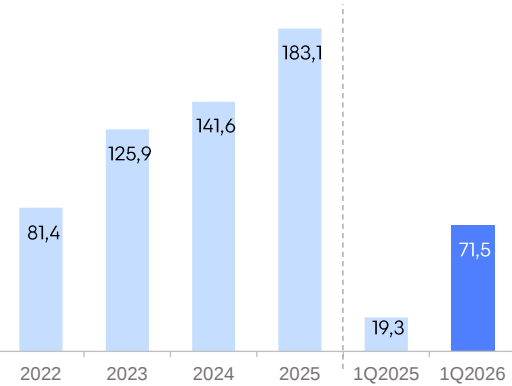
Corporate bond issuance

VND trillion

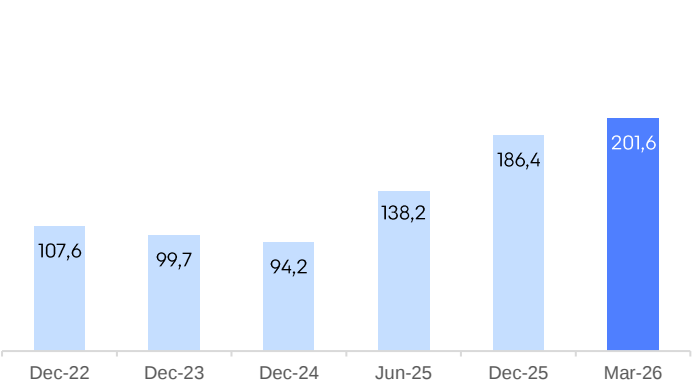


Residential: Robust Delivery Strengthened by Solid Bulk Sales

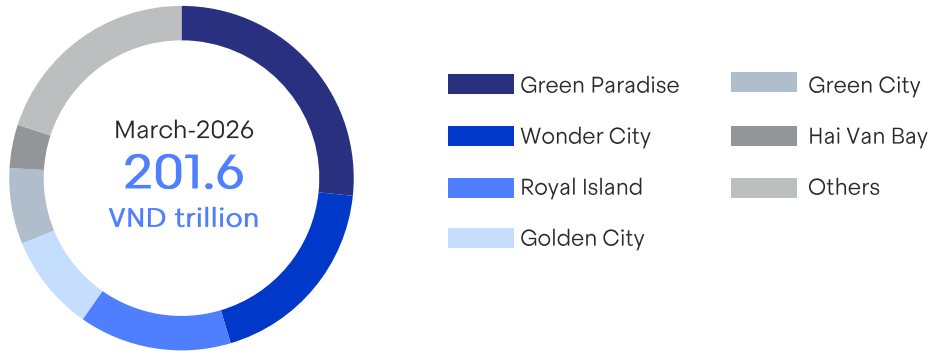
Vinhomes' adjusted revenue¹
VND trillion



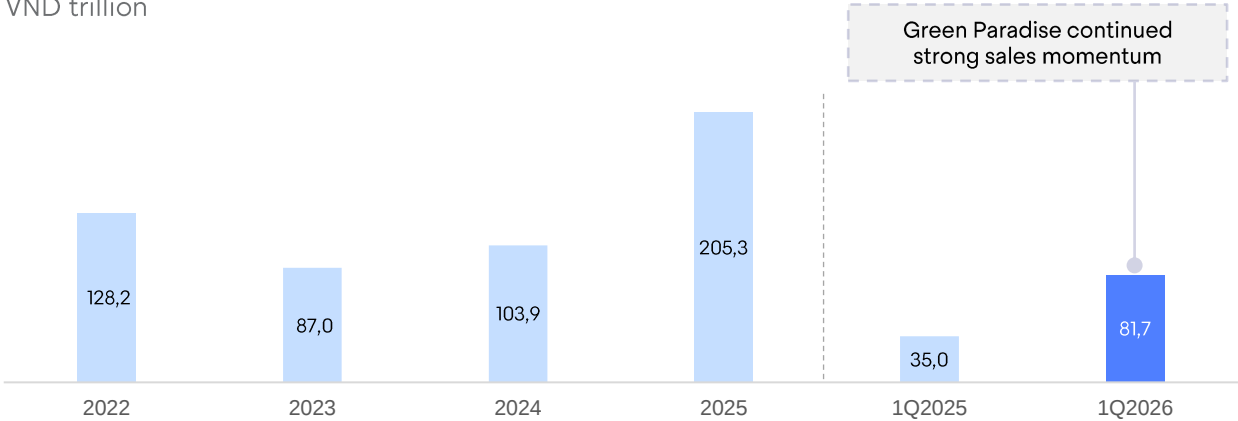
Vinhomes' unbilled sales²
VND trillion



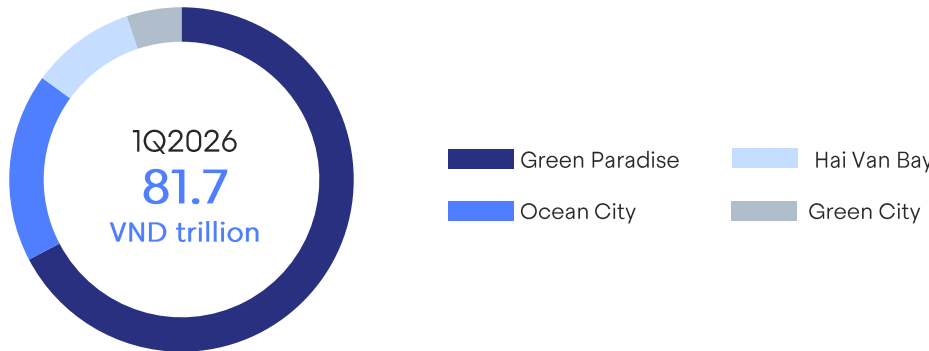
Unbilled sales as of March-2026 by project



Vinhomes' contracted sales³
VND trillion



Contracted sales¹ in 1Q2026 by project



Notes: 1. Adjusted revenue includes pro-forma revenue of BCC projects and bulk sales transactions of which gain is recognized as financial income during the reported period. 2. Cumulative unbilled sales as of the period-end reporting date. 3. Including retail and bulk sales

Residential: Select Planned Project Launches

Vinhomes Hai Van Bay (Da Nang) – Symbolic international coastal urban area



512+ ha

Project scale

4-sub-zone

2Q2026 launching date

Development structure

Southeast Asia's largest adventure them park

Premium hot spring and wellness complex



Vinhomes Global Gate Ha Long (Quang Ninh) – Center of global connectivity



4,100+ ha

Project scale

5-sub-zone

2Q2026 launching date

Development structure

620-ha-forest park

680-ha-lagoon



Real Estate Development and Services | Hospitality & Entertainment

Hospitality and Entertainment

c. 65%

Occupancy rate of
Vinpearl in 1Q2026¹
+12ppt YoY

c. 2.8 million

Number of visits to
VinWonders in 1Q2026¹
+18% YoY

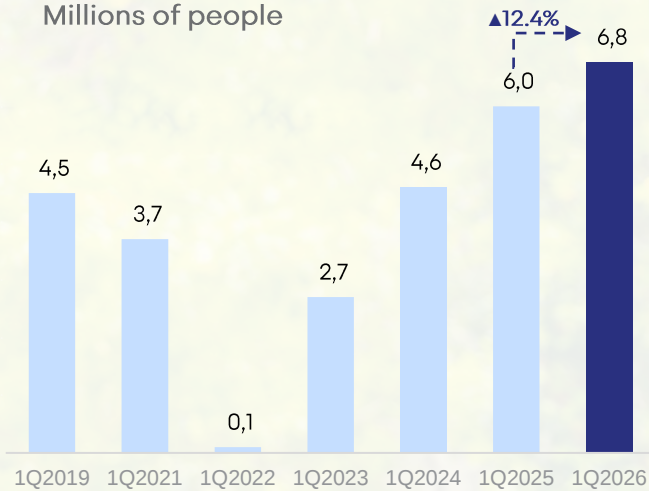
VND 3,730 billion

Hospitality and entertainment
revenue in 1Q2026
+50% YoY

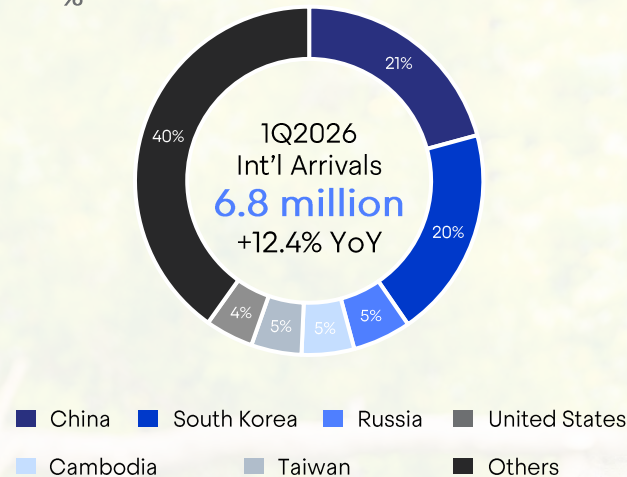
Hospitality: Vietnam Emerges as a Safe Destination

Record-high International Arrivals Driven by Mid- and Long-Haul Markets

International arrivals
Millions of people



Geographic breakdown
%



Continuous Improvement in Tourism Connectivity Infrastructure

Hanoi – Quang Ninh

- ✓ Ground breaking ceremony for high-speed railway connecting Hanoi and Quang Ninh.
- ✓ Expectation operation: 2028

Nha Trang – Da Lat

- ✓ Proposal of investment for the expressway connecting Nha Trang and Da Lat (99 km).

Can Gio – Vung Tau

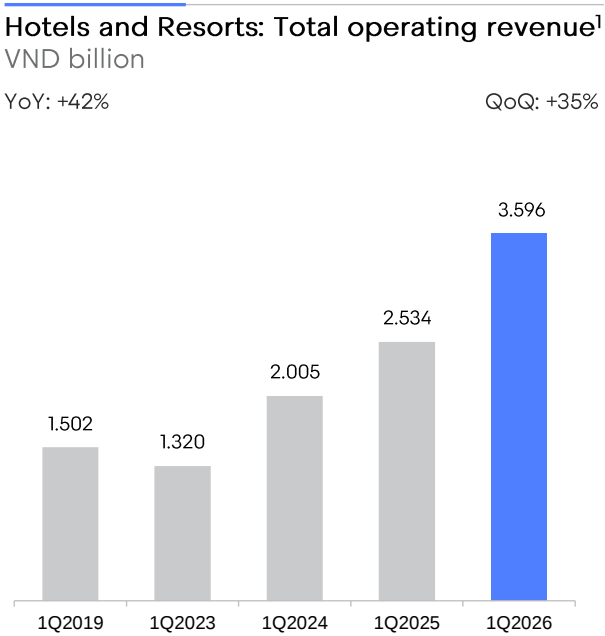
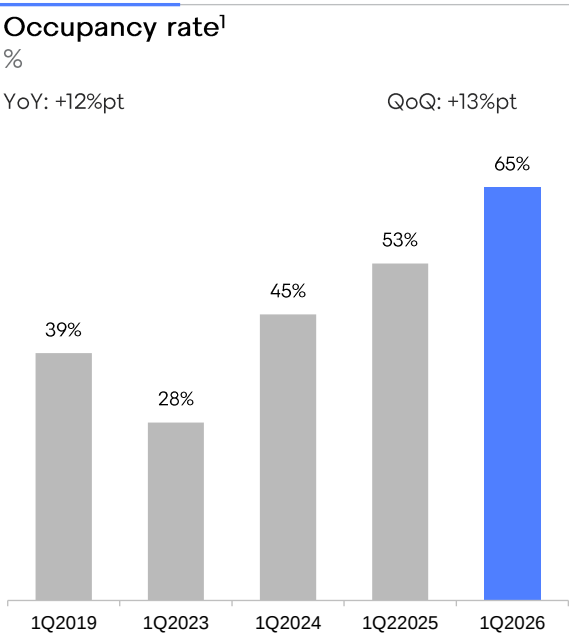
- ✓ Sea-crossing bridge connecting Can Gio and Vung Tau to be commenced for ground breaking in 2Q2026
- ✓ Expectation delivery: 2029

Phu Quoc

- ✓ Expansion of Phu Quoc Airport.

Hospitality: Solid Business Performance Boosted by Long-Haul Visitors

	1Q2026	1Q2025	YoY
Room Nights Sold ('000) ¹	759	593	▲ 28.0%
RevPar ('000 VND) ¹	2,011	1,455	▲ 38.2%
ADR ('000 VND) ¹	3,090	2,728	▲ 13.3%
Operating Revenue (VND billion) ¹	3,596	2,534	▲ 41.9%
EBITDA Margin ¹	40.0%	32.1%	▲ 7.9%pt



Key Drivers:

- Recorded strong growth in hotel arrivals in 1Q2026, with standout increases from key international markets, including Russia/CIS (+120% YoY) and India (+93% YoY).
- 1Q2026 occupancy increased 12ppt YoY, driven by Nha Trang (+19ppt YoY), and Phu Quoc (+15ppt YoY).

Operator	Vinpearl	Marriott	Meliá	Total
Operating Revenue	▲45.4%	▲42.6%	▲35.1%	▲41.9%

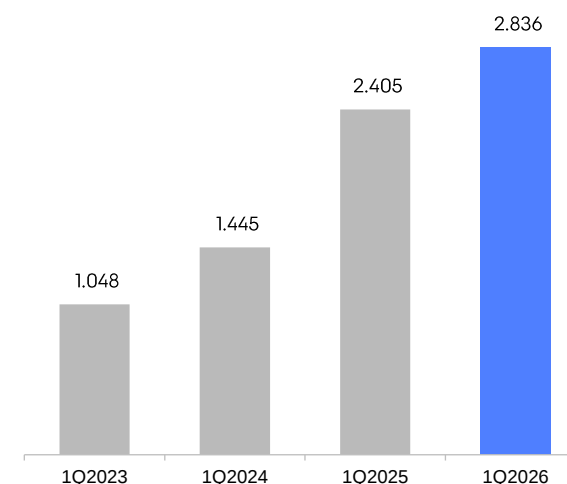
Amusement Parks: Super-Clusters Prove its Efficiency

	1Q2026	1Q2025	YoY
No. of Visits ('000) ¹	2,836	2,405	▲ 17.9%
Rev per Visit ('000 VND) ¹	574	471	▲ 22.0%
Operating Revenue (VND billion) ¹	1,629	1,132	▲ 43.9%
Operating EBITDA Margin ¹	64.4%	53.7%	▲ 10.7ppt

Number of visits¹
(‘000s)

YoY: +17.9%

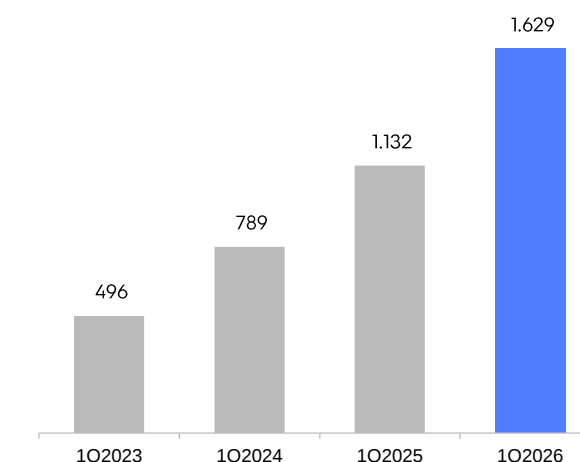
QoQ: +44.0%



Amusement Parks: Total operating revenue¹
VND billion

YoY: +43.9%

QoQ: +50.3%



Key Drivers:

- Operating revenue increased strongly, **driven by higher visitor volume and the implementation of a new pricing strategy.**
- Revenue growth was **primarily led by key destinations, particularly Nha Trang and Phu Quoc.** Notably, VinWonders Nha Trang recorded a 32% year-over-year increase in total revenue, while Safari Phu Quoc achieved an exceptional 88% year-over-year growth.



Other Businesses

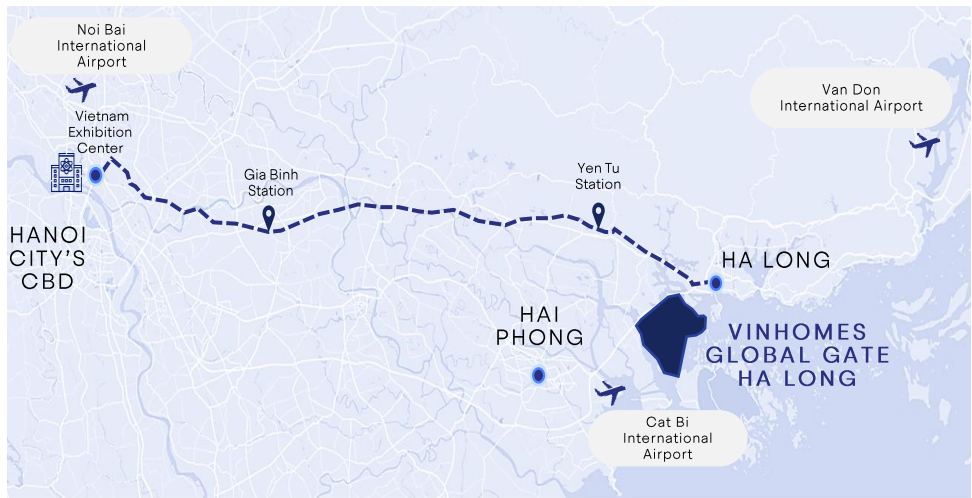


Other Businesses Updates: Shaping the Future through Innovation

VinSpeed pioneers the development of modern high-speed rail transportation and industrial infrastructure, leading in the region



Hanoi – Quang Ninh Metro Line



Ben Thanh – Can Gio Metro Line



Hanoi – Quang Ninh	Item	Ben Thanh – Can Gio
~120km	Distance	~54km
5	Stations & Depot(s) ¹	3
April 2026	Ground-breaking time	December 2025
2028	Operation time	2028

Source: Company information. 1. The number of stations and depots

Other Business Updates: Elevating the Role of Vietnamese Enterprises in the Energy Transition

VinEnergy enters a new growth phase, with the ambition to become a globally competitive renewable energy company



Pipeline power plant projects

1 Dien Bien 1 Solar Power Plant



- Location: Dien Bien
- Capacity: 300 MW

2 Lai Chau Floating Solar Power Plants



- Location: Lai Chau
- Capacity: 250 MW (Ban Chat 1) & 300 MW (Ban Chat 2)

3 Hon Trau Wind Power Plant



- Location: Gia Lai
- Capacity: 750 MW (Phase 1)

4 Vinh Thuan Wind Power Project



- Location: Kien Giang
- Capacity: 143 MW

Large-scale global expansion plan



Collaborating with international partners to develop:

10 GW

Renewable energy focusing in Asia and Europe

- 2 GW in Denmark and Sweden
- 3.8 GW in the Philippines
- 4.2 GW in other markets



100 GW

Renewable energy over the next three years

- 50 GW in North America, Northern Europe, the Mediterranean, and Southeast Asia
- 50 GW in other markets

Other Business Updates: Driving Growth through Innovation and Excellence

VinUniversity shapes the future of education



Master of Science

Program welcomed its first cohort

500 participants

First intake of the 20,000 Applied AI Talent Program

FIBAA Quality Seal

Awarded by the FIBAA Accreditation and Certification Committee



Vinmec launches the first integrated healthcare model in Vietnam



Vinmec Ocean Park 2 Hospital

- Specialties: 14
- Capacity:
 - 114 inpatient beds
 - 35,000 patient visits/year
- Comprehensive care approach integrating:
 - Treatment
 - Rehabilitation
 - Convalescence

VinDynamics completes the first design version – Dyno



Key Features:

- ✓ Maintain balance
- ✓ Recognize voice commands
- ✓ Respond in English and Vietnamese

First “Make in Vietnam” humanoid robot capable of standing up independently after a fall



VinRobotics makes significant progress in its roadmap to commercialize industrial robotics solutions



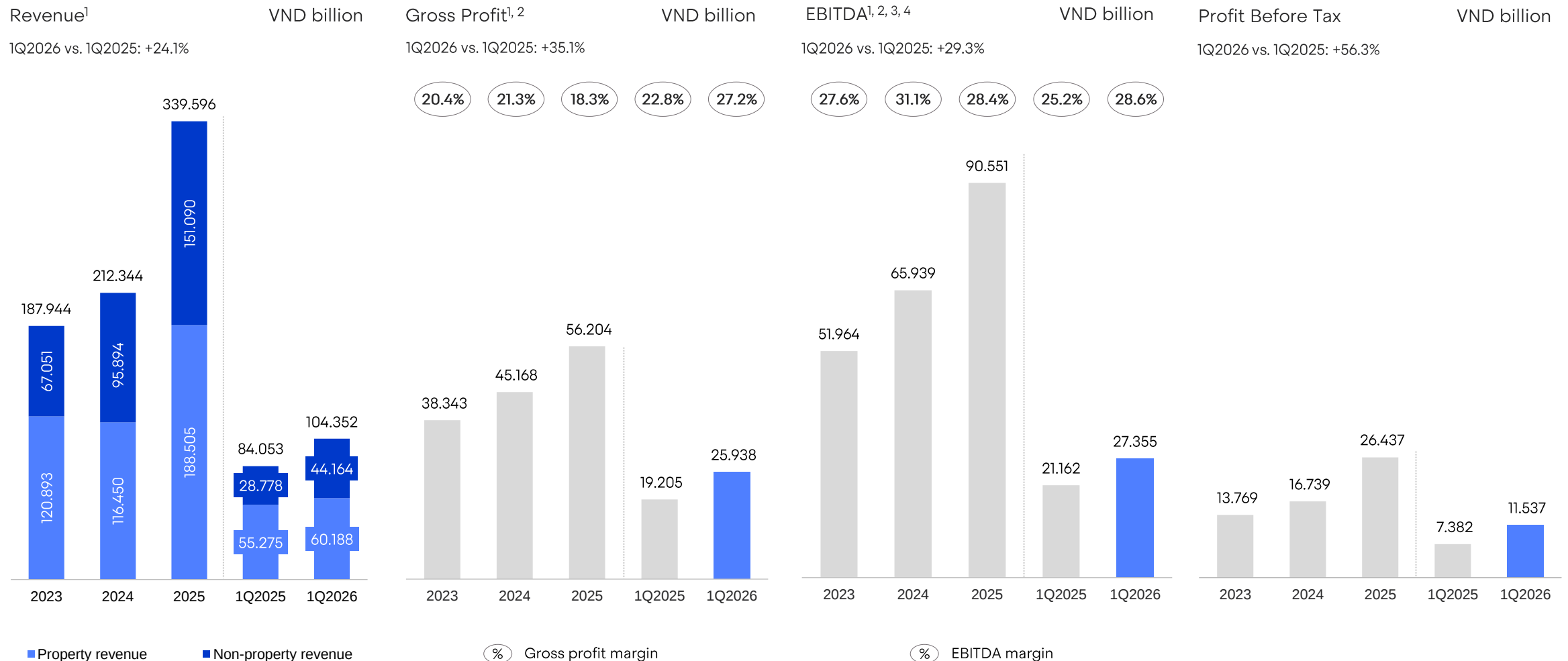
VR-H3.1 performed in a simulated production environment at Demo Day, showcasing:

- ✓ Self-navigation
- ✓ Agile movement (up to 1m/s)
- ✓ Obstacle avoidance
- ✓ Precise handling of components up to 5.5 kg

3. Financial Summary

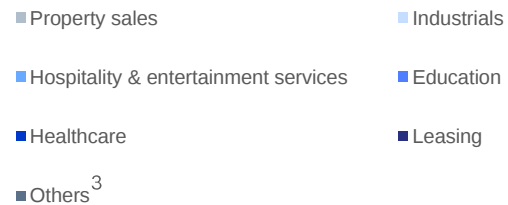
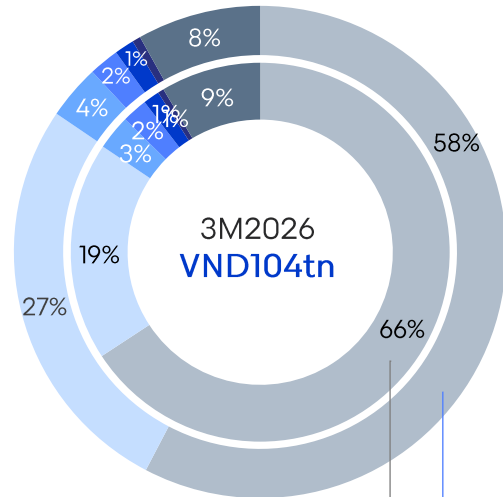


Income Statement Highlights



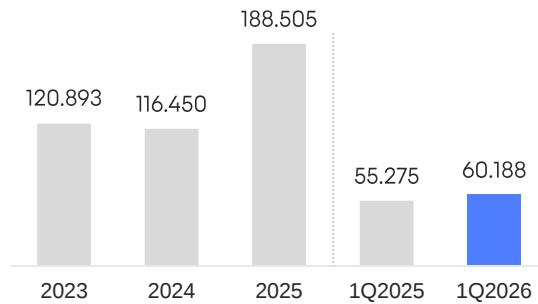
Source: Audited VAS Consolidated Financial Statements for 2023 – 2025 and VAS Consolidated Financial Statements for 1Q2026. 1. Figures in FY2023 – FY2025, 1Q2026 are pro-forma, adding bulk sales. 2. Margins for 2025, 1Q2026 are adjusted for the cost of vehicle sold for which the revenue has been deferred. 3. Adds back foreign exchange losses / (gains). 4. Figures in FY2023 – 2025, 1Q2026 exclude one-off expenses related to charitable activities.

Segment Revenue Performance



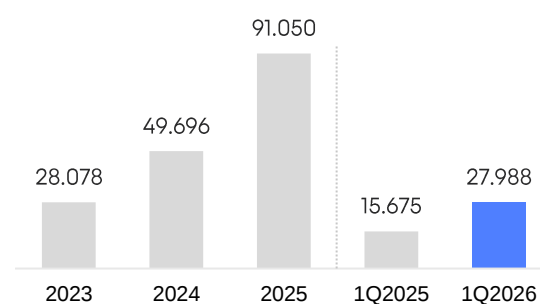
Property Sales¹ VND billion

1Q2026 vs. 1Q2025: +8.9%



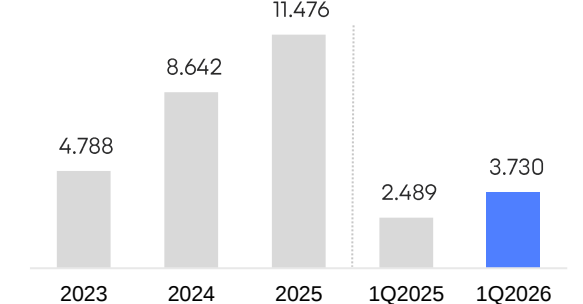
Industrials VND billion

1Q2026 vs. 1Q2025: +78.5%



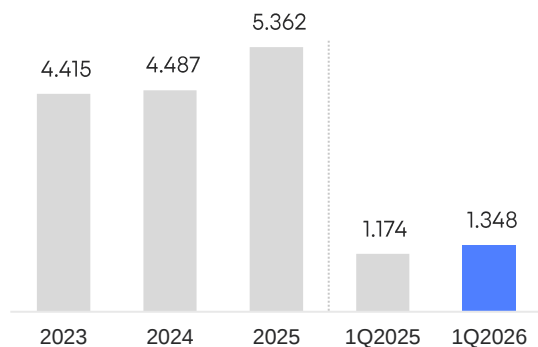
Hospitality & Entertainment Services² VND billion

1Q2025 vs. 1Q2024: +49.9%



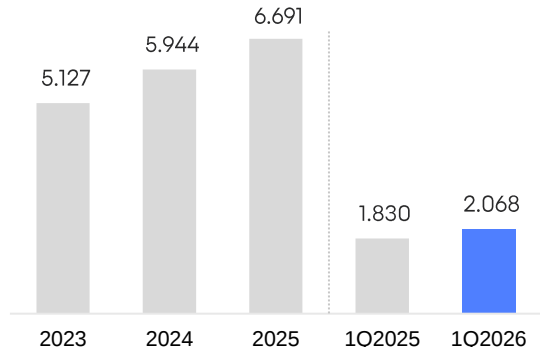
Healthcare VND billion

1Q2026 vs. 1Q2025: +14.8%

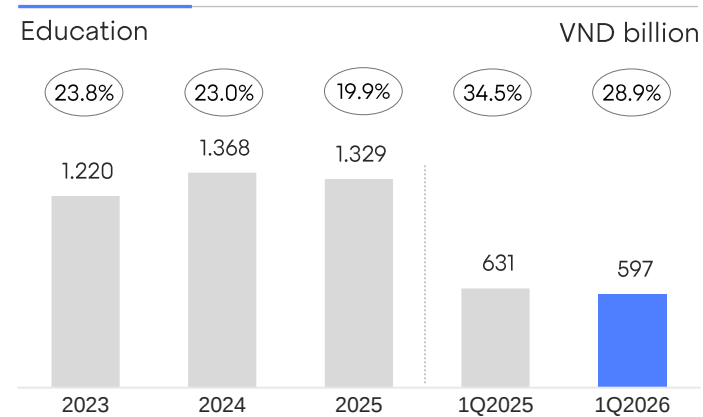
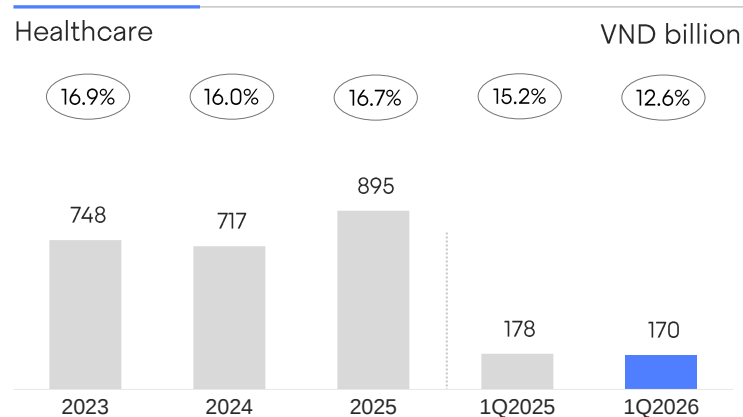
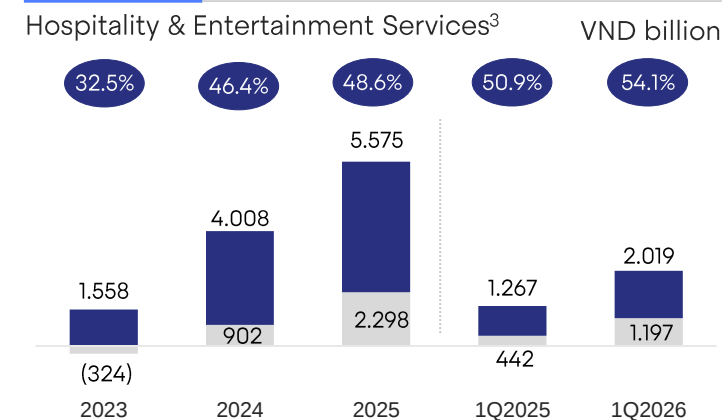
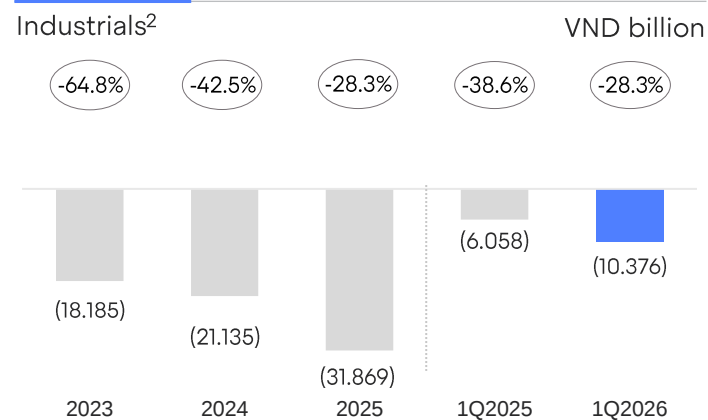
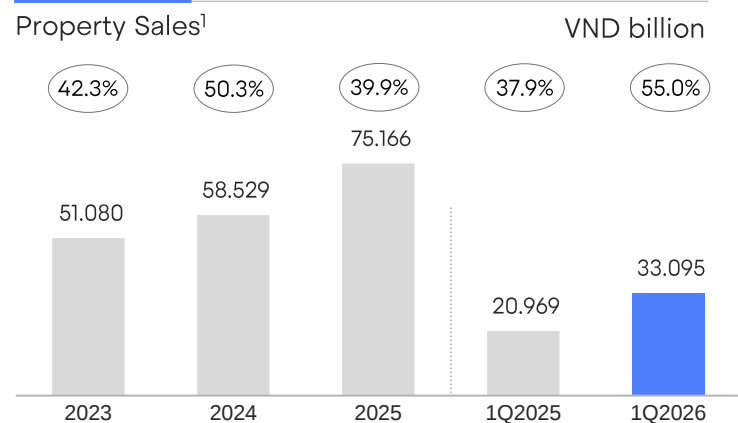


Education VND billion

1Q2026 vs. 1Q2025: +13.0%



Gross Profit and Margin – VAS

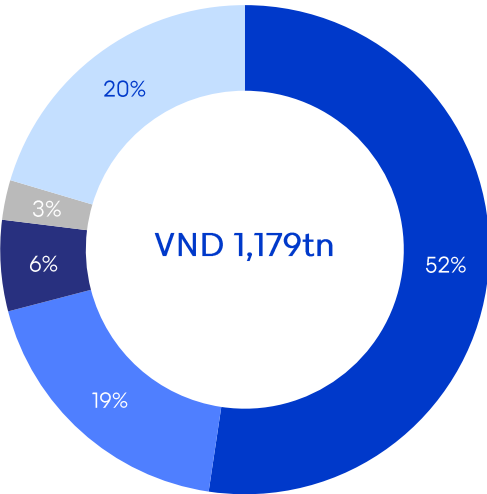


(%) Gross profit margin (%) Adjusted gross profit margin⁴ ■ Gross profit ■ Cash gross profit³

Balance Sheet Highlights

Breakdown of Total Assets

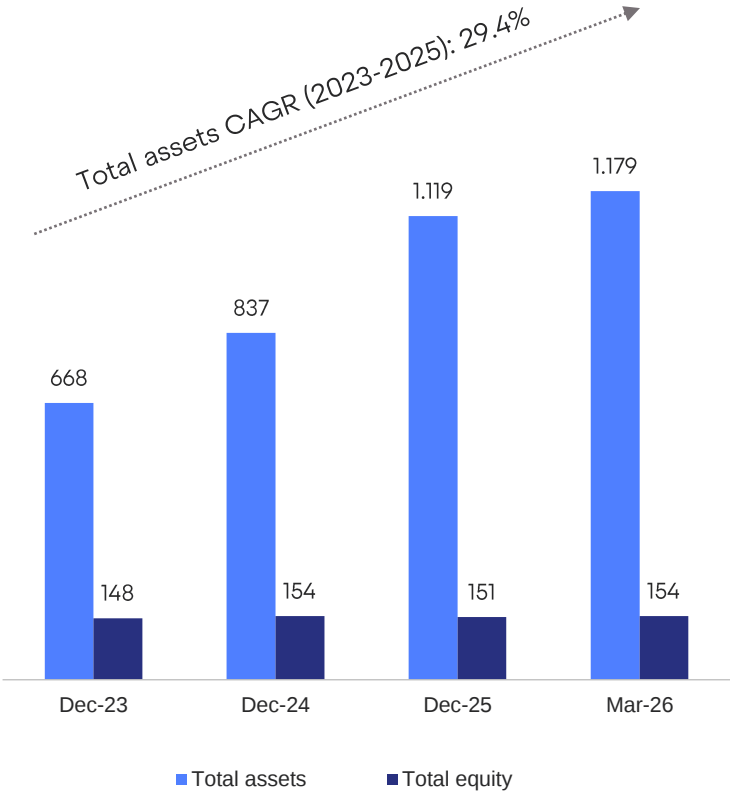
%



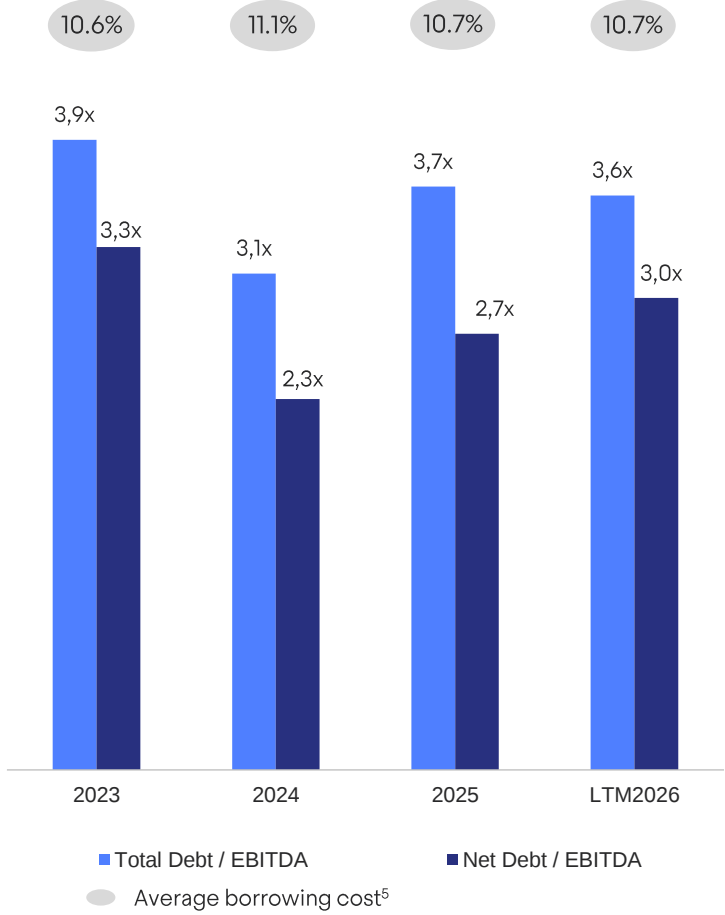
- Property Sales
- Industrials
- Hospitality & entertainment
- Healthcare & education
- Others

Total Assets & Total Equity

VND trillion

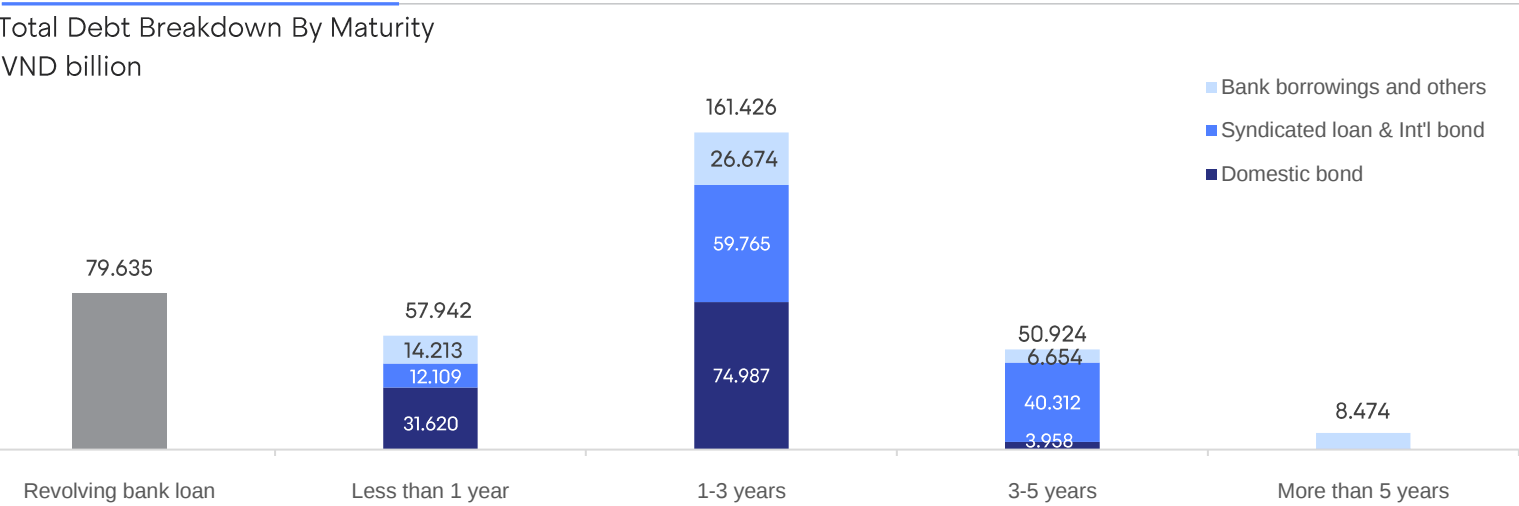
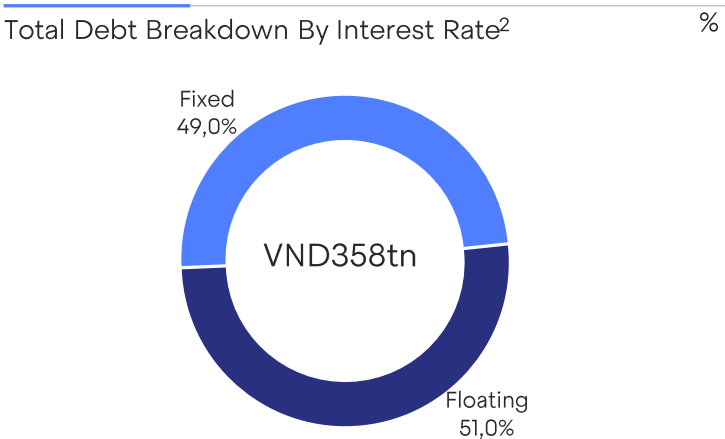
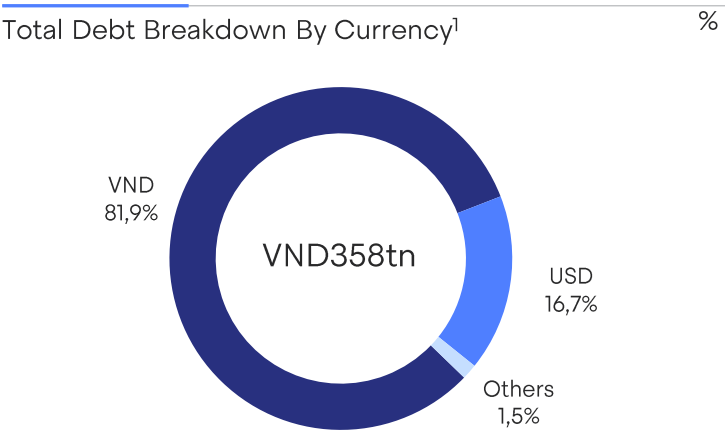
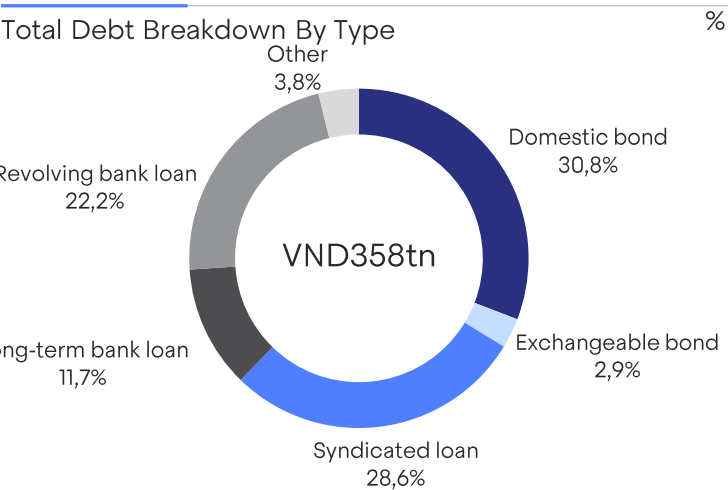


Debt^{1, 2, 3} / EBITDA⁴



1. Total debt is equal to total interest bearing debts and borrowings. 2. Net debt is equal to total debt, less cash and cash equivalents, held-for-securities and bank deposits. 3. EBITDA is calculated from consolidated profit before tax adjusted for interest expense and depreciation and amortization, and excludes (a) FX gain/loss, and (b) one-off expenses related to charitable activities. 5. Includes hedging expenses.

Balance Sheet Highlights (2)



Average debt maturity³
3.1 years

Source: VAS Consolidated Financial Statements for 1Q2026. 1. Includes USD debt which is hedged for foreign exchange rate purposes. 2. Includes floating rate debt which is hedged for interest rate purposes. 3. Debt maturity is proforma for transactions being completed or under execution by April 2026 and excludes revolving loans.

Leverage, Coverage and Other Ratios

	LTM 3M2026	FY2025	Change
Leverage ratios			
Net debt ^{1, 2} / EBITDA ³	3.0x	2.7x	+0.3x
Net debt ^{1, 2} / (Total assets – cash & ST investments ²)	25.6%	24.1%	+150Bps
Coverage ratios			
Recurring revenue / Interest expense ³	5.4x	5.2x	+0.2x
EBITDA / Interest expense ³	3.1x	3.1x	-
Others			
Debt maturity (years) ⁴	3.1	3.1	-
Average borrowing cost ⁵	10.7%	10.7%	-

Source: Audited VAS Consolidated Financial Statements for 2025 and VAS Consolidated financial statements for 1Q2026. 1. Net debt equals total debt, less cash and cash equivalents, held-for-securities, and bank deposits. 2. Short-term investment including held-for-securities and bank deposits. 3. EBITDA is calculated from consolidated profit before tax adjusted for interest expense, depreciation, and amortization, excluding FX gain/loss. 4. Debt maturity is proforma for transactions being completed or under execution by April 2026 and excludes revolving loans. 5. Inclusive of hedging expenses.

4. 2026 Outlook



2026 Outlook

Targeted Consolidated Revenue

VND 485,000 billion

+46% vs 2025 Revenue

Targeted Profit After Tax

VND 35,000 billion

3.2x vs 2025 Profit after tax

Key drivers in 2026

1

Industrials and Technology



- Consolidate leadership in Vietnam while scaling presence across key Asian markets (India, Indonesia, Philippines) through an ecosystem-driven strategy.
- Expand the addressable market via new models and variants, while advancing R&D and strategic partnerships to build long-term technological autonomy and support structural cost efficiencies from 2026 onward.

2

Real Estate and Services



Real Estate

- Supported by major projects and a record VND 201.6 trn unbilled backlog (1Q2026).
- Driven by new launches and ongoing sales across key cities via both retail and bulk sales channels.
- Focused on ESG++ townships, TOD, and social housing targeting owner-occupiers in high-growth, well-connected areas.

Hospitality

- Drive growth via higher occupancy/visitation, market expansion, and increased non-room spend (all-inclusive, F&B, merchandise, VIP tours).
- Scale MICE and weddings to build a leading regional platform.
- Launch Tuyen Quang super-cluster as an eco-cultural destination

3

Social Enterprises



- Strengthen healthcare leadership through talent investment, new facilities, upgraded infrastructure, and improved patient experience.
- Expand K-12 network and enhance education quality through improved pastoral care, academic programs, and technology-enabled teaching.
- Advance “VinUni 500” by recruiting global faculty and expanding campus and research infrastructure.

Company Information

Vingroup today bases its strategy on the principles of sustainability and professional management to operate in six major business segments:

- Industrials – Technology
 - VinFast, the first and largest domestic comprehensive automobile manufacturer and electric scooter producer in Vietnam
 - VinMetal, steel manufacturer
 - VinSOC, cybersecurity governance and operations across Vingroup
 - VinSmart Future, Data science, AI research and digital infrastructure development
 - VinCSS, cyber security service
 - VinRobotics, VinMotion, VinDynamics humanoid robot research and development
- Real Estate Development and Services
 - Residential Vinhomes premium apartments, villas and shophouses, mid-end real estate with integrated facilities, Happy Home – social housing
 - Hospitality-focused Vinpearl hotels, resorts and beach villas, and VinWonders amusement parks and conservation parks
 - Retail Leasing Vincom quality shopping malls
- Infrastructure
 - VinSpeed, pioneering high-speed railway developer
- Green Energy
 - VinEnergo, developer and provider of sustainable energy solutions
- Culture
 - Cultural and multimedia development initiatives, V-Culture Talents, V-Film, and V-Spirit.
- Social Enterprises
 - VinBus, public passenger transport under not-for-profit model
 - Healthcare service provider, Vinmec (including hospitals and clinics)
 - Quality education provider Vinschool featuring the K-12 education system, and VinUniversity not-for-profit private university

Vingroup was listed on the HOSE on 7 September, 2007. More information on Vingroup can be found at www.vingroup.net

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