

22/05/2025

RECOMMENDATION	OVERWEIGHT
Target price	25,400
Current Price	22,950
Upside	11%

STOCK INFORMATION

Outstanding shares (mil)	432
Free float (mil)	51%
Market cap. (billion VND)	4,927
3m avg. volume (shares)	1.1
Foreign ownership (%)	49%
First listing date	18/12/2015

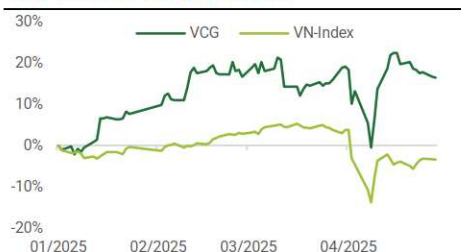
SHAREHOLDER STRUCTURE

Pacific Holding Investment JSC	45%
Dragon Capital Investment Management JSC	2%

KEY ATTRIBUTES

TTM EPS (VND)	1,916
BVPS (VND)	20,439
Debt/Equity (%)	0.7
ROA (%)	9.2%
ROE (%)	3.5%
P/E	12.0
P/B	1.1
Dividend yield (%)	4%

STOCK PRICE FLUCTUATIONS



COMPANY PROFILE

Vinaconex Joint Stock Corporation is one of Vietnam's leading corporations in construction and real estate. The company operates across multiple sectors, including industrial and civil construction, real estate development (residential housing and industrial parks), industrial production, and financial investment...

ANALYST

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CORE SEGMENTS SUPPORT POSITIVE OUTLOOK

- In Q1/2025, VCG reported weak business results, with net revenue of VND 2,596 billion (-2% YoY) and net profit after tax and after minority interest (NPATMI) of VND 128 billion (-72% YoY), completing 17% and 13% of the full-year 2025 business plan, respectively.
- For 2025F, we maintain a POSITIVE outlook on VCG based on the following factors: (i) Revenue is expected to improve, primarily driven by the construction segment, supported by a sizable backlog and contributions from four key real estate projects; (ii) Gross profit margin is projected to recover, reflecting enhanced profitability in the construction business; and (iii) As the final year of the 2021–2025 medium-term public investment plan approaches, investor sentiment in the public infrastructure sector is likely to strengthen
- We assign an **OVERWEIGHT** recommendation for VCG shares, with a target price of VND 25,400 per share, implying a potential upside of 11% compared to the closing price on May 22, 2025.

Update on Q1.2025 business results

In Q1/2025, VCG reported weak financial performance, with net revenue and net profit after tax reaching VND 2,596 billion (-2% YoY) and VND 128 billion (-72% YoY), respectively – completing 17% and 13% of the full-year 2025 business plan.

• **Net revenue declined slightly by 2% YoY**, primarily due to a sharp 71% YoY drop in revenue from the real estate segment, equivalent to approximately VND 77 billion. This decline is attributed to the partial recognition of revenue from projects such as the Cho Mo Shopping Mall, which were not fully booked in Q1/2025.

• **While core operating activities remained subdued, financial expenses declined sharply by 51% YoY**, reflecting VCG's efforts to optimize its capital structure and enhance cost efficiency.

Business results forecast for 2025F

We expect that public investment activities will continue to be prioritized and actively promoted by the Government, given the sector's critical role in driving economic growth. This development is likely to provide a positive catalyst for the construction and installation industry—VCG's core business segment—over the medium and long term.

Based on the estimated remaining backlog for the 2025F–2026F period, PHS forecasts that net revenue and net profit after tax in 2025F will reach approximately VND 15.4 trillion (+20% YoY) and VND 1.1 trillion (+24% YoY), respectively. Of which:

- The main revenue drivers are expected to remain construction and real estate. Specifically:**
 - The construction and installation segment is projected to generate approximately VND 10.9 trillion in 2025F, representing an 18% increase year-on-year.
 - The real estate segment is also expected to contribute positively to VCG's business performance, with estimated revenue of VND 1.6 trillion in 2025F, reflecting 56% YoY growth. This growth is primarily