

**VINACONEX 39 JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: 180 /VN39/CBTT

Hanoi, April 21 2026

**REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL REPORTS**

To: Hanoi Stock Exchange (HNX)

In accordance with Article 10 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Vinaconex 39 Joint Stock Company hereby discloses its financial report for the first quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: Vinaconex 39 Joint Stock Company
- Stock code: PVV
- Address: 1st Floor, CT2A Building, Co Nhue New Urban Area, Nghia Do Ward, Hanoi City.
- Contact phone/Tel: (024) 3 787 5938 Fax: (024) 3 787 5937
- Email: Website: www.pvv.com.vn

2. Content of published information:

- Financial report for the first quarter of 2026

☒ Separate financial statements (Listed organizations have no subsidiaries and superior accounting units have affiliated units);

☒ Consolidated financial statements (Listed organizations with subsidiaries);

☐ General financial statements (Listed organizations have accounting units under their own accounting apparatus).

- Cases requiring an explanation of the cause:

+ The auditing organization gives an opinion that is not a full acceptance opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes

☐ No

Explanatory documents

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for audited financial statements in 2024):



☐ Yes

☐ No

Explanatory documents

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period has changed by 10% or more compared to the same period of the previous year:

☒ Yes

☒ No

Explanatory documents

☒ Yes

☐ No

+ Is the profit after tax in the reporting period at a loss, changing from a profit in the same period last year to a loss in this period or vice versa:

☒ Yes

☐ No

Explanatory documents

☒ Yes

☐ No

This information was announced on the company's website on April 22, 2026 at the link: <http://pvv.com.vn/index.php/bao-cai-tai-chinh/>

Attached documents:

- Report on the financial situation for the first quarter of 2026;
- Explanation of changes in after-tax profit in the income statement for the reporting period of 10% or more compared to the same period of the previous year, and explanation of after-tax loss in the reporting period.

Organization representative

Legal representative/person disclosing information

(Sign, clearly state full name, position, seal)



TỔNG GIÁM ĐỐC

Nguyễn Tiến Dũng

Number: 184/VN39/CBTT

Re: Explanation of changes in after-tax profit in the income statement for the reporting period of 10% or more compared to the same period of the previous year, and explanation of after-tax loss in the reporting period.

Hanoi, April 24, 2026

To: Hanoi Stock Exchange (HNX)

Follow the instructions in Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure on the stock market..

Based on the prepared Q1/2026 financial report, Vinaconex 39 Joint Stock Company would like to explain the net loss in the reporting period as follows:

1- Parent company's business performance:

Target	First quarter of 2026	First quarter of 2025	Difference	Proportion
Net revenue	2,278,686,753	2,357,515,547	(78,828,794)	-3.34%
Profit after tax	(559,028,944)	(7,465,506,674)	6,906,477,30	-92.51%

2- Business results on consolidated financial statements:

Target	First quarter of 2026	First quarter of 2025	Difference	Proportion
Net revenue	2,278,686,753	2,357,515,547	(78,828,794)	-3.34%
Profit after tax	(946,506,372)	(7,438,917,658)	6,492,411,286	-87.28%

❖ The after-tax profit in the parent company's and consolidated financial statements for the reporting period changed by a decrease of VND 6,906,477,730 (equivalent to a 92.51% reduction) and VND 6,492,411,286 (equivalent to an 87.28% reduction) respectively compared to the same period last year. The main reasons for this are:

- Interest expense in Q1/2026, as reported in the parent company's financial results, decreased by VND 5,963,108,302, equivalent to a 96.77% reduction, and as reported in the consolidated financial results, decreased by VND 5,548,865,632, equivalent to a 90.04% reduction compared to the same period last year.

This reduction in interest expense is due to the fact that in 2025, the Company fully repaid its principal loans to PVcomBank and Ocean Commercial Bank, and simultaneously ceased calculating interest on the loan from Mr. Nguyen Bao Trung (acquiring the debt from Vietnam International Commercial Bank - VIB). Therefore, in 2026, the Company no longer incurred interest expenses related to these banks.

- Other expenses in Q1/2026, as reported in both the parent company's and consolidated financial statements, recorded a decrease of VND 1,153,651,505, equivalent to a 93.52% reduction compared to the same period last year.

❖ During the reporting period, the Company recorded a business loss primarily due to high administrative expenses. Specifically, administrative expenses in Q1/2026 amounted to VND 1,213,322,499, equivalent to 53.25% of net revenue and 156.85% of gross profit from sales and services. Therefore, profits for the period were affected, resulting in a recorded loss.

Above is the explanation of Vinaconex 39 Joint Stock Company, respectfully submitting to the State Securities Commission and Hanoi Stock Exchange for consideration.

Best regards!

Receiving place:

- As above;
- Save Documents, Finance and Accounting.



GENERAL DIRECTOR

Nguyễn Tien Dung