

**VIETNAM INDUSTRIAL
CONSTRUCTION CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No.: 512/VINAINCON-TCKT

Regarding explanations in the
Financial Statements second
quarter of 2026

Hanoi, July 29 2026

To: - State Securities Commission.
- Hanoi Stock Exchange.

Based on Circular 96/2020/TT-BTC dated November 16, 2020, of the
Ministry of Finance guiding the disclosure of information on the securities market.

The Vietnam Industrial Construction Corporation provides the following
explanation in its second quarter 2026 financial report:

1. Reported data

Unit of measurement: million VND

Indicators	Second quarter of 2026	Second quarter of 2025	Difference	% Incre ase/D ecrea se
Consolidated financial report				
Net revenue from sales and services	89,022	154,612	(65,590)	-42%
Cost of goods sold	87,874	151,005	(63,131)	-42%
Gross profit from sales and services	1,148	3,607	(2,459)	-68%
Financial income	13,780	15,075	(1,295)	-9%
Financial expenses	3,640	3,187	453	14%
General administrative expenses	8,546	12,006	(3,460)	-29%
Other profits	1,026	1,174	148	13%
Profit after corporate income tax	3,768	4,662	(894)	-19%
Consolidated financial statements				
Net revenue from sales and services	1,088,959	1,064,614	24,345	2%
Cost of goods sold	1,052,188	1,031,388	20,800	2%
Gross profit from sales and services	36,771	33,226	3,545	11%
Financial income	1,713	1,116	597	53%
Financial expenses	62,462	57,539	4,923	9%
Cost of goods sold	5,582	9,469	(3,887)	-41%
Business management costs	57,909	56,280	1,629	3%
Other profits	3,472	11,365	(7,893)	-69%
Profit after corporate income tax	(89,788)	(81,441)	(8,347)	10%



2. Reasons for the difference

2.1 Consolidated Financial Report for the second quarter of 2026

Net revenue from sales and services in the second quarter of 2026 decreased by 65,590 million VND, resulting in a gross profit of only 1,148 million VND, a decrease of 2,459 million VND. Financial revenue decreased by 1,295 million VND; however, business management expenses also decreased by 3,460 million VND, mainly due to a 4,923 million VND reduction in salary expenses compared to the second quarter of the previous year. This is the main reason why the after-tax profit in the second quarter of 2026 decreased by 894 million VND, equivalent to 19% compared to the same period last year.

2.2 Consolidated Financial Statements for the second quarter of 2026

The after-tax profit for the second quarter of 2026, as reported in the Consolidated Financial Statements, showed a loss of 89,788 million VND, an increase of 8,347 million VND, or 10%, compared to the same period last year. This was mainly due to a decrease of 7,893 million VND in other income during the quarter, resulting from the reversal of excess inventory worth 4,552 million VND during the previous year's second quarter, and a higher income from office and property rentals of 1,806 million VND compared to the second quarter of this year.

Respectfully report!

Recipient:

- As above;
- Save file, accounting.

GENERAL DIRECTOR



Đỗ Chi Nguyen