

**VINACONEX 21 JOINT STOCK
COMPANY**

No. 172/V21

*Re: Disclosure and Explanation of the
Q3/2026 Consolidated Financial
Statements*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 14 October 2026

**To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE**

1. Company Name: Vinaconex 21 Joint Stock Company
2. Stock code: V21
3. Head office address: 3rd Floor, Vinaconex 21 Building, Alley 804 Quang Trung Street, Duong Noi Ward, Hanoi City, Vietnam.
4. Telephone: 0246.325.6588
5. Person making information disclosure: Nguyen Manh Ha
6. Information to be disclosed:

6.1. The Q3/2026 Consolidated Financial Statements of Vinaconex 21 Joint Stock Company were prepared on 14 October 2026 and comprise the Statement of Financial Position, the Statement of Income, the Statement of Cash Flows and the Notes to the Financial Statements.

6.2. Explanation:

- Profit after corporate income tax in the Q3/2026 Statement of Income changed by 10% or more compared with Q3/2025 for the following reasons:

Revenue recognized during the period increased compared with the same period of the previous year, contributing to an improvement in business performance. In addition, the Company continued to focus on management, cost control and operational efficiency, thereby positively affecting its business results during the period.

- Profit after corporate income tax in the Q3/2026 Statement of Income was positive, whereas a loss was recorded in the same period of the previous year, for the following reasons:



Management expenses and interest expenses decreased during the period. In addition, the gross profit margin for the current period was higher than that of the previous period.

7. Website where the full financial statements are published:

www.vinaconex21.vn

We hereby undertake that the information disclosed above is true and accurate and accept full legal responsibility for the contents of this disclosure.

Respectfully submitted.

Recipients:

- As above;
- Office

VINACONEX 21 JOINT STOCK COMPANY



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà