VINACONEX CORPORATION
VINACONEX 25 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 775 CV/2026/VC25-CBTT

Da Nang, October 27th, 2026

Ref: " Explanation of the variance in profit after tax Separate financial statements for the third quarter of 2026 and the third quarter of 2025"

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name : Vinaconex 25 Joint Stock Company
2. Stock Code : VCC
3. Head Office Address : 89A Phan Dang Luu, Hoa Cuong Ward, Danang City
4. Phone : 02363 621 638
5. Content of Information Disclosure:

5.1. The Reviewed Separate Financial Statements of Vinaconex 25 Joint Stock Company for for the third quarter of 2026, prepared on October 27th, 2026, include: The Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.

5.2. Explanation:

The difference in profit after tax between the separate financial statements for the third quarter of 2026 and the third quarter of 2025:

No.	Content	Quarter III/2026	Quarter III/2025	Increase/Decrease	
				Amount	Percentage
1	**Total Revenue and Other Income**	**582,005,704,582**	**425,699,812,670**	**156,305,891,912**	**36.72%**
	- Sales Revenue	577,704,830,728	424,295,743,209	153,409,087,519	36.16%
	- Financial Revenue	3,119,276,903	692,057,973	2,427,218,930	350.72%
	- Other Income	1,181,596,951	712,011,488	469,585,463	65.95%
2	**Total Expenses**	**578,827,310,577**	**416,493,916,418**	**162,333,394,159**	**38.98%**
	- Cost	538,652,331,397	383,674,610,152	154,977,721,245	40.39%
	- Financial Expenses	5,931,043,944	4,676,932,513	1,254,111,431	26.81%
	- Sales Expenses	22,547,486,924	17,146,595,293	5,400,891,631	31.05%
	- Administrative Expenses	11,159,579,657	9,841,932,170	1,317,647,487	13.39%
	- Other Expenses	536,868,655	1,153,846,290	-616,977,635	-53.47%
3	**Profit Before Tax**	**3,178,394,005**	**9,205,896,252**	**-6,027,502,247**	**-65.47%**
4	**Corporate Income Tax**	**692,421,506**	**2,277,890,263**	**-1,585,468,757**	**-69.60%**
5	**Profit After Tax**	**2,485,972,499**	**6,928,005,989**	**-4,442,033,490**	**-64.12%**

Reviewed profit after tax in the separate financial statements for the third quarter of 2026 decreased by 64.12% compared to the same period last year, equivalent to a reduction of **VND4,442,033,490**. This is due to the following reasons:

- Total revenue and other income increased by 36.72%, equivalent to **VND156,305,891,912,** whereas total expenses increased by 38.98% equivalent to **VND162,333,394,159** compared to the same period; consequently, the profit after tax for the third quarter of 2026 stood is **VND2,485,972,499**, reduction a 64.12% increase year-on-year.

6. Website address for full financial statements: http://www.vinaconex25.com.vn

We certify that the above disclosed information is true and we are fully responsible before the law for the content of the disclosed information.

Recipients:
- As above;
- BOD (report);
- Filing in Financial Department, Clerical Team, BOD.

VINACONEX 25

Ký số bởi: CÔNG TY CỔ PHẦN VINACONEX 25
Chi tiết chứng thư: UID=MST:4000378261, CN=CÔNG TY CỔ PHẦN VINACONEX 25, O=CÔNG TY CỔ PHẦN VINACONEX 25, S=Đà Nẵng, C=VN
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VINACONEX 25 JOINT STOCK COMPANY

M.S.D.N: 4000378261 - C.T.C.P
CÔNG TY CỔ PHẦN VINACONEX 25
THÀNH PHỐ ĐÀ NẴNG

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