

**VINACONEX 39 JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: 82 /VN39/CBTT

Hanoi, July 25, 2025

**REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL REPORTS**

To: Hanoi Stock Exchange (HNX)

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Vinaconex 39 Joint Stock Company shall disclose financial statements (FS) for the second quarter of 2025 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, Co Nhue 1 Ward, Bac Tu Liem District, 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 Q2/2025

☒ 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 July 25, 2025 at the link:
<http://pvv.com.vn/index.php/bao-cai-tai-chinh/>

Attached documents:

- Financial report Q2 2025;
- Explaining that the net profit after tax in the Q2/2025 business report changed by 10% compared to Q2/2024 and explaining that the profit after tax in the reporting period was a loss;

Organization representative

Legal representative/person disclosing
information

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



TỔNG GIÁM ĐỐC
Nguyễn Xuân Dũng

Number: 83/VN39/CBTT

Hanoi, 25/7/2025

Regarding: Explaining that the net profit after tax in the Q2/2025 business report changed by 10% compared to Q2/2024 and explaining that the profit after tax in the reporting period was a loss

To: Hanoi Stock Exchange (HNX)

1. Organization name: Vinaconex 39 Joint Stock Company
2. Stock code: PVV
3. Address: 1st Floor, CT2A Building, Co Nhue New Urban Area, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City.
4. Contact phone/Tel: (024) 3 787 5938 Fax: (024) 3 787 5937
5. Content of explanation:

I. Explanation of the parent company's business results in the second quarter of 2025 compared to the second quarter of 2024 and the parent company's after-tax profit in the reporting period was a loss:

Regarding the data on the parent company's production and business results in the second quarter of 2025 on the Financial Report compared to the second quarter of 2024, the Company would like to explain to the State Securities Commission and the Hanoi Stock Exchange as follows:

| Content | Quarter II/2025 | Quarter II/2024 | Difference | % growth |
|-------------------|-----------------|-----------------|-----------------|----------|
| Net revenue | 5,957,977,760 | 2,349,849,595 | 3,608,128,165 | 153.5% |
| Profit before tax | -72,329,245,985 | -7,147,550,457 | -65,181,695,528 | 911.9% |
| Profit after tax | -72,329,245,985 | -7,147,550,457 | -65,181,695,528 | 911.9% |

- ❖ The parent company's after-tax profit in the second quarter of 2025 was worse than that in the second quarter of 2024: VND 65,181,695,528, equivalent to a loss of more than 911.9%, mainly due to:

In the second quarter of 2025, the Company accounted for court costs and compensation for damages according to the Appeal Judgment No. 08/2025/KDTM-PT dated June 26, 2025 on the dispute over the investment cooperation contract of the People's Court of Hai Duong province in the amount of VND 58,416,032,900. In addition, financial expenses in the second quarter of 2025 also increased compared to the second quarter of 2024: VND 5,953,412,306, an increase of 95.6%, the main reason is that in the second quarter of 2025, the Company made provisions for investment losses in subsidiaries in the amount of VND 5,588,014,278 and exchange rate difference losses of VND 342,741,993.

- ❖ In the second quarter of 2025, the negative profit after tax on the parent company's report was mainly due to the large financial costs and other expenses as explained above.

II. Explanation of consolidated business results for the second quarter of 2025 compared to the second quarter of 2024 and consolidated profit after tax in the reporting period was a loss:

Regarding the data on consolidated business results in the second quarter of 2025 on the consolidated financial statements compared to the second quarter of 2024, the Company would like to explain to the State Securities Commission and the Hanoi Stock Exchange as follows:

| Content | Quarter II/2025 | Quarter II/2024 | Difference | % growth |
|-------------------|-----------------|-----------------|-----------------|----------|
| Net revenue | 5,957,977,760 | 2,349,849,595 | 3,608,128,165 | 153.5% |
| Profit before tax | -78,404,734,765 | -7,114,161,032 | -71,290,573,733 | 1,002.1% |
| Profit after tax | -79,529,028,931 | -7,121,081,194 | -72,407,947,737 | 1,016.8% |

❖ Consolidated profit after tax in the second quarter of 2025 is worse than in the second quarter of 2024: VND 72,407,947,737, equivalent to a loss of more than 1,016.8%, mainly due to:

In the second quarter of 2025, the Company accounted for court costs and compensation for damages according to the Appeal Judgment No. 08/2025/KDTM-PT dated June 26, 2025 on the dispute over the investment cooperation contract of the People's Court of Hai Duong province in the amount of VND 58,416,032,900, transferring the unfinished costs of projects that have run out of revenue to other expenses of VND 6,562,991,157. In addition, financial expenses in the second quarter of 2025 also increased compared to the second quarter of 2024: VND 5,953,412,306, an increase of 95.6%, the main reason is that in the second quarter of 2025, the Company made provisions for investment losses in subsidiaries in the amount of VND 5,588,014,278 and exchange rate difference losses of VND 342,741,993.

❖ In the second quarter of 2025, the negative profit after tax on the consolidated report was mainly due to the large financial costs and other expenses as explained above.

6. Website address posting all financial reports: www.pvv.com.vn

Vinaconex 39 Joint Stock Company respectfully sends information to investors.

Best regards!

Receiving place:

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

GENERAL DIRECTOR

Nguyen Tien Dung

