VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 625 /2026/CV-VC2

Re,: Explanation of Parent Company's Net Profit Variance – Q3 2026 vs. Q3 2025

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, October 30,2026

To: - State Securities Commission

- Hanoi Stock Exchange

- *Pursuant to the Securities Law No, 54/2019/QH14 dated November 26, 2019;*
- *Pursuant to the Enterprise Law No, 59/2020/QH14 dated June 17, 2020;*
- *Pursuant to Circular No, 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure on the stock market,*

VINA2 Investment and Construction Joint Stock Company provides the following explanation regarding the change of 10% or more in after-tax profit in the Q3/2026 income statement compared to the same period in 2025:

(Unit: Dong)

Item	Quarter III/2026	Quarter III/2025	Fluctuation
Net revenue	340,517,486,103	216,764,538,519	57%
Cost of goods sold	312,709,345,268	193,236,565,470	62%
Profit before tax	869,920,393	3,189,063,389	-73%
Profit after tax	707,854,763	2,573,533,060	-72%

In the third quarter of 2026, consolidated net revenue increased by 57.10% year-on-year. However, the cost of goods sold increased at a faster rate, resulting in an increase in gross profit of only VND 4.28 billion. In addition, financial expenses increased by VND 4.49 billion, financial income decreased by VND 2.59 billion, and other expenses increased by VND 1.79 billion, adversely affecting business performance. Although general and administrative expenses decreased by VND 1.79 billion, this reduction was insufficient to offset the adverse impacts on the Company's core business operations.

These factors led to a decrease of VND 2.32 billion in consolidated profit before tax, resulting in profit after tax of VND 707.85 million in the third quarter of 2026, down 72.49% compared to the same period in 2025.

VINA2 Investment and Construction Joint Stock Company hereby provides this supplementary explanation of the above factors contributing to the year-on-year fluctuation in profit after tax,

Best regards!

Recipients:
- As above;
- Save: Administrative Division;
- Ministry of Finance,

GENERAL DIRECTOR

M.S.D.N: 0100105895 - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 THÀNH PHỐ HÀ NỘI

VU TRONG HUNG

CAO HỒNG LÊ

Digitally signed by CAO HỒNG LÊ
DN: C=VN, CN=CAO HỒNG LÊ, L=Phường Định Công, O=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2, OU=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2, ST=HÀ NỘI, UID=CCCD:04192000909, title=PHÓ GIÁM ĐỐC BAN TÀI CHÍNH
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