VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 624 /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,*

The VINA2 Investment and Construction Joint Stock Company provides an explanation regarding the change of 10% or more in after-tax profit as stated in the parent company's Q3/2026 income statement compared to the same period in 2025, as follows:

(Unit: Dong)

Item	Quarter III/2026	Quarter III/2025	Fluctuation
Net revenue	346,814,283,967	202,591,121,926	71%
Cost of goods sold	318,319,590,066	182,649,684,343	74%
Profit before tax	526,379,506	2,390,477,285	-78%
Profit after tax	421,103,605	1,910,163,086	-78%

In the third quarter of 2026, the Company's 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, adversely affecting business performance. Although general and administrative expenses decreased by VND 1.79 billion, this reduction was insufficient to offset the above factors.

As a result, consolidated profit before tax decreased by VND 2.32 billion, bringing profit after tax in the third quarter of 2026 to VND 707.85 million, down 72.49% compared to the same period in 2025. The Company continues to strengthen cost control, improve management efficiency, and enhance production and business operations to improve its performance in the coming period.

VINA2 Investment and Construction Joint Stock Company hereby provides the above explanation regarding the fluctuation in profit after tax compared to the same period last year,

Recipients: 2
- As above;
- Save: Administrative Division;
- Ministry of Finance,

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2

VU TRONG HUNG

CAO HỒNG LÊ

Digitally signed by CAO HỒNG LÊ
DN: C=VN, CN=CAO HỒNG LÊ, L=Phường Đình 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:041920000909, title=PHÓ GIÁM ĐỐC BAN TÀI CHÍNH
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