CÔNG TY CỔ PHẦN VINACONEX 39

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Form No. 01-A

VINACONEX 39 JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
-------	**Independence - Freedom - Happiness**

Number: 262/VN39/CBTT	*Hanoi, August 19, 2026*

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

To: Hanoi Stock Exchange (HNX)

In accordance with Article 10 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Vinaconex 39 Joint Stock Company hereby discloses its audited interim financial statements for 2026 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:

• The interim financial statement for 2026 has been reviewed.

☒ 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):

☐ 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 published on the company's website on: August , 2026 at the link: http://pvv.com.vn/index.php/bao-cao-tai-chinh/

Attached documents:

- The interim financial statement for 2026 has been reviewed.;

- Explanation document outlining the "basis for refusing to issue an audit conclusion" on the 2026 interim financial statements;

- Explanation document for the change in net profit after tax in the first six months of 2026 compared to the first six months of 2025, and explanation for the net loss in the reporting period.

Organization representative

Legal representative/person disclosing information

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

M.S.D.N: 0102141289 - C.T.C.P
CÔNG TY CỔ PHẦN VINACONEX 39
P. NGHĨA ĐÔ - TP. HÀ NỘI

TỔNG GIÁM ĐỐC

Nguyễn Tiến Dũng

VINACONEX JOINT STOCK COMPANY 39

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

Hanoi, August 19, 2026

Number: 264 /VN39/CBTT

Re: Explanation of the "basis for refusing to issue an opinion" in the 2026 interim financial statements.

To: Hanoi Stock Exchange (HNX)

Vinaconex 39 Joint Stock Company respectfully reports and explains the auditor's exceptions regarding the reviewed interim separate and consolidated financial statements for 2026 as follows:

1. For accounts receivable and prepayments outstanding for more than 3 years.

Accounts receivable from customers and prepayments to suppliers over 3 years old mainly arise from projects with delayed final settlements due to legal issues and financial difficulties of partners. The company is actively reviewing and completing settlement documents, recovering debts, and will make provisions for bad debts as required by regulations if necessary.

2. Regarding the trust investment in North Central Mineral Investment Joint Stock Company.

The entrusted investment (principal and interest) is overdue due to the partner's cash flow difficulties and inability to secure the funds to make the payment as committed.

The company is working to recover the funds, while also considering legal measures and will assess and make provisions as required by regulations.

3. Regarding the value of work-in-progress (inventory)

Some projects have been suspended or are awaiting final settlement, a process that has dragged on for years. The company is coordinating with the investor/general contractor to determine the acceptance and final settlement value and will reassess the net realizable value to reflect it appropriately in the financial statements.

4. Regarding income from the transfer of capital contributions in the Dong Phat Phan Trong Tue project.

The profit from the transfer of capital contributions under the Business Cooperation Agreement for the Dong Phat Phan Trong Tue mixed-use commercial, office, and residential building project, as per the principal transfer agreement No. 2612/2025/HĐNTCN/PVCOMBANK-ĐP-VC39 dated December 26, 2025, is being actively coordinated with the transferee to submit the necessary documents to the competent State agencies to request the transfer of the project's investor joint venture name.

5. Regarding corporate income tax obligations related to related-party transactions.

In determining its corporate income tax liability for 2025, the Company considered transactions with related parties arising in previous years. Determining deductible interest expenses under Government Decree No. 132/2020/ND-CP requires an assessment of relevant factors and may be influenced by the interpretation and application of the tax authorities in each period. Based on available records and information, the Company recorded a corporate income tax liability of approximately VND 4.29 billion in its 2025 financial statements. The Company believes that the determination of tax liability has been made in accordance with existing records and documents and will continue to monitor, update, and account for additional corporate income tax (if any) upon receiving an official conclusion from the tax authorities.

6. Regarding continuous operation capability

The company has accumulated losses, negative equity, and is under pressure to repay its debts. To address this, the company is implementing solutions such as debt restructuring, debt recovery, expediting project completion, handling underperforming investments, and seeking additional funding.

7. Company Commitment

The company is committed to continuing to address the shortcomings identified by the auditors, ensuring transparency of information, and complying with legal regulations.

Respectfully submitted.

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN VINACONEX 39

Nguyen Tien Dung

Receiving place:
- *As above;*
- *Save Documents, Finance and Accounting.*

VINACONEX JOINT STOCK COMPANY 39	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
Number: 263 /VN39/CBTT *Re: Explanation of the change in net profit after tax in the first six months of 2026, based on a 10% increase compared to the first six months of 2025, and explanation of the net loss in the reporting period..*	*Hanoi, August 19 , 2026*

To: Hanoi Stock Exchange (HNX)

Follow the instructions in Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure on the stock market..

Based on the prepared Q2/2026 Financial Statement, Vinaconex 39 Joint Stock Company would like to explain the net loss in the reporting period as follows:

1- Parent company's business performance:

Target	First six months of 2026	First six months of 2025	Difference	Proportion
Net revenue	9,416,643,144	8,315,493,307	1,101,149,837	13.24%
Profit after tax	(360,338,652)	(79,794,752,659)	79,434,752,659	-99.55%

2- Business results on consolidated financial statements:

Target	First six months of 2026	First six months of 2025	Difference	Proportion
Net revenue	9,416,643,144	8,315,493,307	1,101,149,837	13.24%
Profit after tax	(1,135,293,506)	(82,497,820,940)	81,362,527,434	-98.62%

❖ The parent company's after-tax profit for the first six months of 2026 showed a reduction in losses compared to the first six months of 2025 of VND 79,434,752,659, a decrease of 99.55%. The main reasons for this are:

- Reduced financial expenses: The parent company's report shows a reduction of VND 17,822,608,183 (equivalent to a 97.37% reduction). This reduction in financial expenses is due to:

+ At the end of 2025, the company fully repaid its principal loans to PVcomBank and Ocean Commercial Bank, and simultaneously stopped calculating interest on the loan from Mr. Nguyen Bao Trung (the repurchased loan from Vietnam International Commercial Bank - VIB). Therefore, no interest expenses from these loans were incurred in the first six months of 2026. Therefore, interest expense for the first six months of 2026 on the Parent Company's Statement decreased by VND 11,996,089,453 (corresponding to a 96.76% reduction).

+ On the Parent Company's Statement, provisions for impairment of trading securities, investment losses in subsidiaries, and other financial expenses decreased by VND 5,826,518,730.

- Other income increased: due to the Company recording a profit of VND 954,889,512 from the liquidation of fixed assets in the first six months of 2026.

- Other expenses decreased: The parent company's report showed a decrease of VND 59,951,576,580, due to:

In the first six months of 2025, the Company recorded VND 58,416,032,900 in court fees and compensation for damages according to Appellate Judgment No. 08/2025/KDTM-PT dated June 26, 2025, of the Hai Duong Provincial People's Court as other expenses; no such expenses were incurred in the first six months of 2026.

❖ The net profit after corporate income tax in the consolidated business results report for the first six months of 2026 decreased by a loss of VND 81,362,527,434, equivalent to a decrease of 98.62% compared to the same period last year, due to the reasons explained in the parent company's report above, and because in the first six months of 2025, the consolidated report transferred VND 6,562,991,157 of work-in-progress costs from projects that had ceased generating revenue to other expenses; no such expense was incurred in the first six months of 2026.

❖ In the first six months of 2026, the after-tax profit for the reporting period was negative, mainly due to high business management expenses. Specifically, business management expenses for the first six months of 2026 were 2,928,446,526 VND, equivalent to 31.10% of net revenue, 152.69% of gross profit from sales and services on the parent company's report, and 147.54% of gross profit from sales and services on the consolidated report. Therefore, the profit for the period was affected and a loss was recorded.

Above is the explanation of Vinaconex 39 Joint Stock Company, respectfully submitting to the State Securities Commission and Hanoi Stock Exchange for consideration.

Best regards!

GENERAL DIRECTOR

M.S.D.N: ... C.T.C.P
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P. NGHĨA ĐÔ - TP. HÀ NỘI

Nguyen Tien Dung

Receiving place:
- *As above;*
- *Save Documents, Finance and Accounting.*