PP ENTERPRISE
INVESTMENT CONSULTANCY
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 109/2026/PPE-CV

Sub: Explanation for accumulated losses and remedial plan for the "Warning" status of PPE

Hanoi, August 13, 2026

To: The Hanoi Stock Exchange (HNX)

1. Organization name: PP ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY
2. Stock symbol: PPE
3. Head Office Address: 12th Floor, Diamond Flower Tower, No. 48 Le Van Luong Street, Yen Hoa Ward, Hanoi City, Vietnam

PP Enterprise Investment Consultancy Joint Stock Company received Decision No. 302/QD-SGDHN issued by the Hanoi Stock Exchange on April 1, 2026, regarding the maintenance of the "Warning" status for PPE. The Decision requires an explanation for the accumulated losses and a report on the measures and roadmap to remediate the warning status.

Based on the Audited Financial Statements for the fiscal year 2025;

Based on the Interim Financial Statements for 6-month period ende 30June 2026;

PP Enterprise Investment Consultancy Joint Stock Company hereby provides the explanation and the remedial plan as follows:

1. Explanation for the negative undistributed profit as of June 30, 2026

In 2025, the Board of Management made great efforts to restructure business and production activities and seek investment opportunities, thereby acquiring a subsidiary and investing in an associate. Initially, the Company achieved notable results: the post-tax profit of the parent company presented in the 2025 Consolidated Financial Statements reached VND 1,370,219,157, and the profit after tax in the 2026 Interim Financial Statements was VND 4,990,082,126. However, due to lingering issues from previous years that are still being resolved, cumulative losses from prior years could not be recovered immediately; thus, undistributed profit as of June 30, 2026 remained negative. The undistributed profit indicator presented in the Financial Statements as of June 30, 2026 was -VND 544,829,827.

2. Remedial Measures and Roadmap

Right from the beginning of 2026, the Company's business performance showed positive signs, recording corporate income tax profit after tax of VND 4,990,082,126 for the first 6-month business period, with accumulated losses as of June 30, 2026 standing at -VND 544,829,827. The Company will continue its efforts to optimize profit from investments and utilize capital efficiently, thereby completely resolving the Company's current accumulated losses.

PP Enterprise Investment Consultancy Joint Stock Company respectfully submits this report and explanation to the Hanoi Stock Exchange for your kind consideration.

Respectfully!

Recipients
- *As mentioned above;*
- *Company archives*

PP ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY

CỔ PHẦN TƯ VẤN ĐẦU TƯ PP ENTERPRISE THÀNH PHỐ HÀ NỘI

CHỦ TỊCH HĐQT
TRẦN ĐỨC HIỆP

CÔNG TY Cˀ PHĿıN Th Vʈ N ṇĿıU Th PP ENTERPRISE

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