

**VINACONEX 39 JOINT
STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Number: 139/VN39/CBTT

Hanoi, October 29, 2025

**REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL REPORTS**

**To: - State Securities Commission
- 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, Nghia Do Ward, 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 statements for the third quarter of 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 October 29, 2025 at the link:
<http://pvv.com.vn/index.php/bao-cai-tai-chinh/>

Attached documents:

- Financial statements for the third quarter of 2025;
- Explaining revenue and profit after tax in Q3/2025 increased/decreased more than 10% compared to the same period last year

Organization representative

Legal representative/person disclosing information
(Sign, clearly state full name, position, seal)



TỔNG GIÁM ĐỐC

Nguyễn Tiến Dũng

Number: 140 /VN39/CBTT

Re: Explanation of profit after tax transferred
from loss in Q3/2024 to profit in Q3/2025.

Hanoi, October 30, 2025

To: - State Securities Commission
- 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..

Vinaconex 39 Joint Stock Company would like to explain the business results of the third quarter of 2025, which fluctuated by more than 10% compared to the same period last year as follows:

1- Parent company's business performance:

Target	Quarter III/2025	Quarter III/2024	Difference	Proportion
Net revenue	4,429,442,561	3,722,911,738	706,530,823	19%
Profit after tax	200,354,097,683	-6,288,376,995	206,582,474,678	3,316.8%

2- Business results on consolidated financial statements:

Target	Quarter III/2025	Quarter III/2024	Difference	Proportion
Net revenue	4,429,442,561	3,722,911,738	706,530,823	19%
Profit after tax	200,380,865,329	-6,201,425,946	206,582,291,276	3,331.2%

The fluctuations in net revenue and profit after corporate income tax on the parent company's Q3/2025 financial statements and consolidated financial statements compared to the same period last year are mainly due to the following reasons:

1- Parent company financial report:

- ❖ Net revenue in the third quarter of 2025 increased by VND 706,530,823 compared to the same period last year, equivalent to an increase of more than 19% over the same period last year. This additional revenue is from real estate business activities at the 60B Nguyen Huy Tuong project.
- ❖ Profit after tax changed from loss in Q3/2024 to profit in Q3/2025: Profit after tax in Q3/2025 increased by VND 206,582,474,678 compared to the same period, equivalent to an increase of more than 3,316.8% compared to the same period. This additional profit is due to the fact that in Q3/2025, the company recorded other income of VND 219,435,338,161, of which:
 - Recorded in other profits: VND 2,464,524,391 is the income arising from adjusting the interest expense payable to OceanBank (now MBV) related to the PVX stock

investment trust, which has been completed by both parties in the third quarter of 2025.

- Recorded in other profits: VND 216,973,813,770 is the income arising from the transfer of collateral to offset debt obligations to the bank..

2- Consolidated financial statements:

The reasons for the fluctuations in Net Revenue in the third quarter of 2025 and Profit after tax in the third quarter of 2025 on the Consolidated Financial Statements compared to the same period last year are the reasons explained in the Parent Company Financial Statements above.

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!

Receiving place:

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



GENERAL DIRECTOR

Nguyen Tien Dung