



PV2 INVESTMENT JSC

**PV2 INVESTMENT
JOINT STOCK COMPANY**

No. 29/PV2-KT

Re: Explanation of the
Financial Statements for Q1
2026.

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

Hanoi, April 20, 2026

To: Hanoi Stock Exchange (HNX)

In compliance with Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance on information disclosure in the securities market, the Company hereby provides an explanation for the variance in net profit after tax between the first quarter of 2026 and the corresponding period of 2025, as follows:

- Net profit after tax in the financial statements for the first quarter of 2026, dated April 20, 2026, amounted to **VND (4,447,481,927)**.
- Net profit after tax in the financial statements for the first quarter of 2025, dated April 20, 2025, amounted to **VND 551,229,054**.

The primary factors contributing to the above variance are as follows:

During the first quarter of 2026, the Company completed the transfer of the Nhon Trach Residential Project (Dong Nai), resulting in a loss of VND 7,064,107,766 from this transaction. This was the main factor adversely affecting the Company's financial performance during the period.

However, during the same period, the Company's listed securities investment activities recorded positive results, supported by favorable market conditions and a flexible investment strategy. These gains partially offset the loss from the real estate transaction, thereby reducing the overall loss for the period.

Other business activities of the Company continued to be maintained in line with the plan. Long-term investment projects remain under development and have not yet reached the stage for revenue recognition during the period.

The Company's Management is actively reviewing and restructuring its investment portfolio, while also seeking new investment opportunities with strong potential to improve business performance in the coming reporting periods.

Sincerely,

Recipients:

- As stated above;
- Chairman of BOD;
- Supervisory Board (for reporting);
- Archives

GENERAL DIRECTOR

Vu Xuan Han