Form No. 01-A

VINACONEX 39 JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
---	**Independence - Freedom - Happiness**
Number: 306 /VN39/CBTT	---
	Hanoi, October 28, 2026

CÔNG TY CỔ PHẦN VINACONEX 39
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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 financial report for the second quarter of 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, 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 report for the Third Quarter of 2026

☒ 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 2025):

☐ 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 28, 2026 at the link: http://pvv.com.vn/index.php/bao-cao-tai-chinh/

Attached documents:

- *Report on the financial situation for the third quarter of 2026 ;*
- *Explanation of changes in after-tax profit in the income statement for the reporting period of 10% or more compared to the same period of the previous year, and explanation of after-tax profit in the reporting period that resulted in a loss, shifting from a profit in the same period of the previous year to a loss in this period.*

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

CÔNG TY CỔ PHẦN VINACONEX 69
P. NGHĨA ĐÔ - TP. HÀ NỘI

TỔNG GIÁM ĐỐC
Nguyễn Tiến Dũng

VINACONEX JOINT STOCK COMPANY 39

Number: 307 /VN39/CBTT

Re: Explanation of changes in after-tax profit in the income statement for the reporting period of 10% or more compared to the same period of the previous year, and explanation of after-tax profit in the reporting period that resulted in a loss, shifting from a profit in the same period of the previous year to a loss in this period.

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 28, 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 Q3/2026 financial report, 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	Third Quarter 2026	Third Quarter 2025	Difference	Proportion
Net revenue	2,475,136,581	4,429,442,561	(1,954,305980)	(44.12%)
Profit after tax	(484,347,388)	200,354,097,683	(200,838,445,071)	(100.24%)

2- Business results on consolidated financial statements:

Target	Second Quarter 2026	Second Quarter 2025	Difference	Proportion
Net revenue	2,475,136,581	4,429,442,561	(1,954,305980)	(44.12%)
Profit after tax	(871,824,815)	200,380,864,784	(201,252,690,144)	(100.44%)

❖ The after-tax profit in the parent company's financial statement for this reporting period decreased by VND 200,838,445,071 compared to the same period last year, equivalent to a decrease of 100.24%, and the after-tax profit in the consolidated financial statement for this reporting period decreased by VND 201,252,690,144, equivalent to a decrease of 100.44% compared to the same period last year. The main reason is due to:

- Other income in Q3/2026, as reported in the parent company's financial statements and in the consolidated financial statements, decreased by VND 204,503,423,261, equivalent to a 100.04% decrease compared to the same period last year.

This decrease in other income is mainly due to the fact that in 2025 the Company recorded VND 219,435,338,161 in other income, which the Company did not have in 2026, including:

+ Income arising from the adjustment of interest expense payable to OceanBank (now MBV) related to the PVX stock investment trust, which was fully settled by both parties in Q3/2025, amounting to VND 2,464,524,391.

+ Income arising from the transfer of collateral assets to offset debt obligations with the bank, amounting to VND 216,973,813,770.

❖ During the reporting period, the Company recorded a business loss, shifting from a profit in the same period of the previous year to a loss in this period due to:

- Other income in 2026 decreased by VND 204,503,423,261. The decrease in other income is mainly due to the fact that in 2025 the company recorded other income of VND 219,435,338,161, which the company did not have in 2026..

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: 0102141288 C.T.C.P CÔNG TY CỔ PHẦN VINACONEX 39 P. NGHĨA ĐÔ - TP. HÀ NỘI

Nguyen Tien Dung

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