

No.: 781... CV/2025/VC25-CBTT

Da Nang, October 16th, 2025

Ref: "Explanation on the difference in profit after tax in Financial
Statement for the Quarter III/2025 and Quarter III/2024"

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name : Vinaconex 25 Joint Stock Company
2. Stock Code : VCC
3. Head Office Address : 89A Phan Dang Luu, Hoa Cuong Ward, Danang City
4. Telephone : 02363 621 638
5. Content of Information Disclosure:
 - 5.1. The Quarter III/2025 Financial Statements of Vinaconex 25 Joint Stock Company, prepared on October 16th, 2025, include: Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.
 - 5.2. Explanation:

The difference in profit after tax between Quarter III/2025 and Quarter III/2024 Financial Statements are as follows:

No.	Content	Quarter III/2025	Quarter III/2024	Increase/Decrease	
				Amount	Percentage
1	Total Revenue and Other Income	423,662,278,248	240,628,011,861	183,034,266,387	76.1%
	- Sales Revenue	424,295,743,209	239,716,741,059		
	- Financial Revenue	692,057,973	685,513,226		
	- Other Income	-1,325,522,934	225,757,576		
2	Total Expenses	414,456,381,996	238,721,391,718	175,734,990,278	73.6%
	- Cost	384,942,538,821	216,995,912,208	167,946,626,613	77.4%
	- Financial Expenses	4,676,932,513	3,740,628,991	936,303,522	25.0%
	- Sales Expenses	13,841,132,202	11,503,940,650	2,337,191,552	20.3%
	- Administrative Expenses	9,841,932,170	6,347,959,869	3,493,972,301	55.0%
	- Other Expenses	1,153,846,290	132,950,000	1,020,896,290	767.9%
3	Profit Before Tax	9,205,896,252	1,906,620,143	7,299,276,109	382.8%
4	Corporate Income Tax	2,277,890,263	516,381,045	1,761,509,218	341.1%
5	Profit After Tax	6,928,005,989	1,390,239,098	5,537,766,891	398.3%

Profit after tax in the financial statements of Quarter III/2025 increased by 398.3% compared to the same period in 2024, equivalent to VND5,537,766,891. This is due to the following reasons:

- Total revenue and other income increased by 76.1%, equivalent to **VND183,034,266,387**, whereas total expenses increased by 73.6% equivalent to **VND175,734,990,278** compared to the same period. This led to the increase in profit after tax in the Quarter III/2025 by **VND5,537,766,891**, equivalent to an increase of **398.3%** in comparison to the same period in last year.

6. Website address for full financial statements: <http://www.vinaconex25.com.vn>

We certify that the above disclosed information is true and we are fully responsible before the law for the content of the disclosed information.

Recipients:

- As above;
- BOD (report);
- For Financial Statements, VT, BOD.TK.

VINACONEX 25 JOINT STOCK COMPANY



TỔNG GIÁM ĐỐC
Nguyễn Văn Trung

