

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**Dear: Hanoi Stock Exchange**

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding information disclosure in the securities market, Vinaconex 21 Joint Stock Company hereby discloses its 2024 Financial Statements to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: V21
- Address: Ba La street, Phu La ward, Ha Dong district, Hanoi city
- Contact phone number/Tel: 024.6325.6588
- Email: Vinaconex21@gmail.com
- Website: Vinaconex21.vn

2. Disclosed Information:

- 2024 Financial Statements

SEPARATE FINANCIAL STATEMENTS (For listed companies without subsidiaries and superior accounting units with affiliated entities);

CONSOLIDATED FINANCIAL STATEMENTS (For listed companies with subsidiaries);

COMBINED FINANCIAL STATEMENTS (For listed companies with affiliated accounting units operating under a separate accounting structure).

- Cases Requiring Explanation:

+ If the audit opinion on the financial statements is not an unqualified opinion (for audited financial statements):

Yes No

Explanation document if marked "Yes"

Yes No

+ If net profit after tax (NPAT) in the reporting period has a difference of 5% or more before and after the audit, or shifts from loss to profit or vice versa (for audited financial statements):

Yes No

Explanation document if marked "Yes"

Yes No



+ If NPAT in the income statement of the reporting period changes by 10% or more compared to the same period last year:

Yes

No

Explanation document if marked "Yes"

Yes

No

+ If NPAT in the reporting period records a loss, shifting from profit in the same period last year to a loss in the current period or vice versa:

Yes

No

Explanation document if marked "Yes"

Yes

No

This information has been disclosed on the Company's website ~~1/7/03/2025~~ at the following link: <https://vinaconex21.vn/>

3. Report on transactions with a value of 35% or more of total assets in 2024

In case the Listed Organization has transactions, please provide the following details:

- Transaction details: None

- Transaction value as a percentage of the company's total assets (%) (based on the most recent financial statements):

- Transaction completion date:

We hereby certify that the disclosed information is true and we take full legal responsibility for its accuracy.

Attachments:

- 2024 Audited Consolidated
Financial Statements
- Explanation Document
No. ~~39~~V21 dated ~~1/7~~03/2025

Authorized Representative

Legal Representative/Authorized Information Disclosure Officer

(Signature, full name, position, and company seal)



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà

VINACONEX 21 JOINT STOCK COMPANY

No. 39/V21

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Re: *Disclosure of the 2024 Consolidated
Audited Financial Statements*

Hanoi, 17/03/2025

Dear: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

1. Company Name: Vinaconex 21 Joint Stock Company
2. Stock code: V21
3. Head office address: Ba La street - Phu La ward - Ha Dong district - Hanoi
4. Phone: 0246.325.6588
5. Person Responsible for Information Disclosure: Nguyen Manh Ha
6. Content of published information:
 - 6.1 The 2024 Consolidated Audited Financial Statements of Vinaconex 21 Joint Stock Company, prepared on 12/03/2025, include the Balance Sheet, Income Statement, Cash Flow Statement, and Notes to Financial Statements. The statements were issued by Vietnam Auditing and Valuation Co., Ltd.(AVA) on 12/03/2025.

6.2 Explanation of Financial Results:

a) The net profit after corporate income tax (NPAT) in the 2024 Consolidated Audited Financial Statements recorded a loss due to the following factors:

Although revenue in 2024 was higher than in 2023, the cost of goods sold (COGS) remained high.

Additionally, administrative expenses and financial costs in 2024 increased compared to 2023.

As a result, the net profit after tax (NPAT) in 2024 was negative.

b) The NPAT in the 2024 income statement changed by 10% or more compared to 2023 due to the following primary factor:

Revenue from sales and services in 2024 increased by 11% compared to 2023. However, COGS, administrative expenses, and interest expenses increased by 12%, 26%, and 25%, respectively, compared to 2023.



Thus, the NPAT in 2024 was (1,176,066,225) VND, while in 2023, it was 59,007,958 VND.

c) Net profit after tax (NPAT) before and after the audit remained unchanged.

7. Website address for full financial report publication: www.vinaconex21.vn

We hereby certify that the disclosed information is true and we take full legal responsibility for its accuracy.

Sincerely,

Recipients:

-As stated above;

-Office archive.



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà

