VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No,: 494/2026/CV-VINA2

Re,: Explanation of the Changes in Profit After Tax as Reported in the Reviewed Financial Statements for 2026 Compared to 2025

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, 28 August,2026

To: - State Securities Commission

- Hanoi Stock Exchange

- Pursuant to the Securities Law No, 54/2019/QH14 dated November 26, 2019;

- Pursuant to the Enterprise Law No, 59/2020/QH14 dated June 17, 2020;

- Pursuant to Circular No, 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure on the stock market,

VINA2 Investment and Construction Joint Stock Company provides an explanation of the 10% or more change in profit after corporate income tax as reported in the consolidated interim income statement for 2026, compared with the 2025 consolidated financial statements, as follows:

Item	First Half of 2026	First Half of 2025	Change
Net revenue	579,776,269,046	492,214,536,928	18%
Cost of goods sold	540,076,937,108	428,724,957,133	26%
Profit before tax	10,680,054,444	14,780,727,288	-28%
Profit after tax	7,315,226,206	8,174,549,296	-11%

In 2026, consolidated net revenue reached VND 579,78 billion, an increase of 18% compared with the previous year, However, due to changes in the revenue and cost structure of the business activities and projects carried out during the year, the cost of goods sold increased by 26%, resulting in a VND 23,79 billion decrease in gross profit compared with 2025,

In addition, the Company proactively implemented measures to control and reduce operating expenses, with selling expenses decreasing by 60% and general and administrative expenses decreasing by 18%, Meanwhile, finance income increased by VND 15,16 billion, or 258%, and other profit increased by VND 1,68 billion, thereby partially offsetting the impact of the decrease in gross profit, Both current corporate income tax expense and deferred corporate income tax expense decreased compared with the previous year,

Accordingly, although operating profit decreased due to the impact of changes in the revenue and cost structure and finance costs during the period, the increase in finance income and other income, together with effective cost control measures, helped mitigate the decrease in profit, As a result, consolidated profit after corporate income tax in 2026 decreased by approximately 11% compared with 2025,

VINA2 Investment and Construction Joint Stock Company provides this explanation for the changes in net profit after tax this year compared to the same period last year,

Best regards!

Recipients:
- As above;
- Save: Administrative Division; Ministry of Finance,

GENERAL DIRECTOR

M.S.D.N: 0100105895 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2
THÀNH PHỐ HÀ NỘI

VU TRONG HUNG

NGUYỄN QUANG NGUYÊN

Digitally signed by NGUYỄN QUANG NGUYÊN
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