VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No,: 491/2026/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 changes of 10% or more in profit after corporate income tax as reported in the separate interim income statement for the first six months of 2026, compared with the corresponding period of 2025, as follows:

Item	First Half of 2026	First Half of 2025	Change
Net revenue	536,173,934,206	466,133,571,553	15%
Cost of goods sold	501,358,250,261	408,723,820,420	23%
Profit before tax	8,855,385,819	12,773,178,901	-31%
Profit after tax	5,898,407,712	6,568,510,587	-10%

Profit after corporate income tax in 2026 amounted to VND 5.90 billion, representing a decrease of VND 670.1 million, or 10%, compared with 2025. In 2026, the Company's net revenue reached VND 536.17 billion, an increase of 15% compared with the previous year. However, due to changes in the revenue and cost structure of the Company's business activities and projects during the year, the cost of goods sold increased by 23%, resulting in a decrease in gross profit compared with 2025.

At the same time, the Company proactively implemented measures to control and reduce operating expenses. In particular, selling expenses decreased by 60%, while general and administrative expenses decreased by 18%. In addition, revenue from financial activities increased by 311% compared with the previous year. These factors helped partially offset the impact of the change in gross profit. Furthermore, current corporate income tax expense decreased compared with 2025, and no deferred corporate income tax expense was recognized in 2026, thereby helping to mitigate the decrease in profit after tax.

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;
- [illegible] Administrative Division; Ministry

NGUYỄN QUANG NGUYÊN

Digitally signed by NGUYỄN QUANG NGUYÊN
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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