

VINACONEX 21 JOINT STOCK COMPANY

No. 164/V21

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

*Re: Disclosure and Explanation of the  
Combined Financial Statements for Q3/2025*

*Hanoi, October 20, 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 - Duong Noi ward - Hanoi
4. Phone: 0246.325.6588
5. Person making information disclosure: Nguyen Manh Ha
6. Content of published information:
  - 6.1 The Combined Financial Statements for Q3/2025 of Vinaconex 21 Joint Stock Company, prepared on October 20, 2025, include: the Balance Sheet, the Income Statement, the Cash Flow Statement, and the Notes to the Financial Statements.
  - 6.2 Explanation content:
    - Profit after corporate income tax (CIT) in the Q3/2025 income statement changed by 10% or more compared to Q3/2024 mainly due to the following factor:

Revenue in Q3/2025 was only 26% of the revenue in Q3/2024, while cost of goods sold accounted for 31.9%, administrative expenses for 81.7%, and interest expenses in Q3/2025 reached 117.5% compared to Q3/2024.
    - Profit after CIT in the Q3/2025 income statement recorded a loss due to the following reason: Revenue during the period was low because the acceptance documents were signed and confirmed by the investor in October 2025. Meanwhile, the cost of goods sold increased, and administrative expenses and interest expenses remained unchanged. Therefore, the profit after tax for Q3/2025 was negative.
  7. The full financial report is published on the website: [www.vinaconex21.vn](http://www.vinaconex21.vn)

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Thank you very much !

**Recipients:**

-As above;

-Office

VINACONEX 21 JOINT STOCK COMPANY



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ  
*Nguyễn Mạnh Hà*