

**VINACONEX 39 JOINT
STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Number: 130 /VN39/CBTT

Hanoi, January 30, 2026

**REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL REPORTS**

To: Hanoi Stock Exchange (HNX)

Pursuant to the provisions with Article 10 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Vinaconex 39 Joint Stock Company hereby discloses its financial statements for the fourth quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: Vinaconex 39 Joint Stock Company
- Stock code: PVV
- Address: 1st Floor, CT2A Building, Co Nhue New Urban Area, Nghia Do Ward, Hanoi City.
- Contact phone/Tel: (024) 3 787 5938 Fax: (024) 3 787 5937
- Email: Website: www.pvv.com.vn

2. Content of published information:

- Financial report for the fourth quarter of 2025

☒ Separate financial statements (Listed organizations have no subsidiaries and superior accounting units have affiliated units);

☒ Consolidated financial statements (Listed organizations with subsidiaries);

☐ General financial statements (Listed organizations have accounting units under their own accounting apparatus).

- Cases requiring an explanation of the cause:

+ The auditing organization gives an opinion that is not a full acceptance opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes

☐ No

Explanatory documents

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for audited financial statements in 2024):

☐ Yes

☐ No

Explanatory documents

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period has changed by 10% or more compared to the same period of the previous year:

☐ Yes

☒ No

Explanatory documents

☐ Yes

☐ No

+ Is the profit after tax in the reporting period at a loss, changing from a profit in the same period last year to a loss in this period or vice versa:

☒ Yes

☐ No

Explanatory documents

☒ Yes

☐ No

This information was announced on the company's website on January 30, 2026 at the link:
<http://pvv.com.vn/index.php/bao-cai-tai-chinh/>

Attached documents:

- Financial statements for the fourth quarter of 2025;
- Explanation of the net loss in the reporting period.

Organization representative

Legal representative/person disclosing information
(Sign, clearly state full name, position, seal)



TỔNG GIÁM ĐỐC

Nguyễn Tiến Dũng

Number: 131 /VN39/CBTT

Re: Explanation of the net loss in the reporting period..

Hanoi, January 29, 2026

To: Hanoi Stock Exchange (HNX)

Follow the instructions in Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure on the stock market..

Based on the prepared Q4/2025 financial report, Vinaconex 39 Joint Stock Company would like to explain the net loss in the reporting period as follows:

1- Parent company's business performance:

Target	Quarter IV/2025	Quarter IV/2024	Difference	Proportion
Net revenue	5.638.057.670	5.664.259.877	-26.202.207	-0,5%
Profit after tax	-12.290.172.927	-11.966.347.578	-323.825.349	2,7%

2- Business results on consolidated financial statements:

Target	Quarter IV/2025	Quarter IV/2024	Difference	Proportion
Net revenue	5.638.057.670	5.664.259.877	-26.202.207	-0,5%
Profit after tax	-14.327.166.967	-13.596.878.679	-730.288.288	5,4%

During the reporting period, the Company recorded a business loss primarily due to increased financial costs, especially high interest expenses. The Company fully recorded interest expenses as notified by VIB and PvcBank, including interest and overdue interest from previous periods confirmed during the period, resulting in a sharp increase in interest expenses. Specifically:

- Interest expenses on the parent company's financial statement were VND 210,362,899,922, equivalent to 37.31 times net revenue on the parent company's financial statement.

- Interest expenses on the consolidated financial statement were VND 211,204,966,988, equivalent to 37.46 times net revenue on the consolidated financial statement.

Therefore, profits for the period were affected, resulting in a recorded loss.

Above is the explanation of Vinaconex 39 Joint Stock Company, respectfully submitting to the State Securities Commission and Hanoi Stock Exchange for consideration.

Best regards!

Receiving place:

- As above;
- Save Documents, Finance and Accounting.



Nguyen Tien Dung