

VINACONEX JSC.,
VINACONEX-ITC

THE SOCIALIST REPUBLIC OF VIETNAM
Independence-Freedom-Happiness

No: ~~007~~/2025/CV-CBTT

Ha Noi, January 21, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: - The State Securities Commission
 - Ha Noi Stock Exchange

Implementing the provisions of clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of Ministry of Finance guiding disclosure on the stock market, Vinaconex Investment and Tourism Development Joint Stock Company (Vinaconex-ITC) discloses information on the financial statements (FS) for the fourth quarter of 2024 to Ha Noi Stock Exchange as follows:

1. Name of company:
 - Securities code: VCR
 - Address: Floor 12, Vinaconex Tower, No. 34 Lang Ha, Lang Ha ward, Dong Da district, Ha Noi City.
 - Tel/fax: (024) 62511666 / (024) 6281 6845
 - Email: vitic@vinaconexitc.com.vn; website: www.vinaconexitc.com.vn
2. Contents of disclosure information
 - Financial Statements Quarter IV 2024
 - ☐ Separate financial statements
 - ☐ Consolidated financial statements (Listed company has subsidiaries);
 - ☒ Combined financial statements (Listed company has affiliated accounting entities which organized separate accounting division);
 - Cases required explanation:
 - + Profit after corporate income tax (CIT) in Income Statement of the reporting period changed by 10% or more compared with the same period report of previous year

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Making explanatory document where ticked "Yes"

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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 - + Profit after CIT of reporting period is lossed

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Making explanatory document where ticked "Yes"

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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+ Profit after CIT of reporting period is lost, transferring from gain of the same period report of previous year to loss of this period or vice versa.

☒ Yes

☐ No

Making explanatory document where ticked "Yes"

☒ Yes

☐ No

- This information was published on the Company's website on January....2025, as in the link: www.vinaconexitc.com.vn

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

VINACONEX-ITC
AUTHORIZED PERSON TO
DISCLOSE INFORMATION

Recipients:

- *As aboved*
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Attachments:

- *FS Quarter 4 2024*
- *Explanatory Document*



Nguyen Ngoc Kien



No: 08/2025/CV-CBTT
V/v: Explanation regarding Combined
Financial Statements Quarter IV 2024

Ha Noi, January 21, 2025

To: - The State Securities Commission
- Ha Noi Stock Exchange

1. Name of organization: Vinaconex Investment and Tourism Development Joint Stock Company ("VINACONEX-ITC")
2. Securities code: VCR
3. Address: Floor 12, Vinaconex Tower, No. 34 Lang Ha, Dong Da District, Ha Noi City, Vietnam
4. Tel/fax: (024) 6251 1666/(024) 6281 6845
5. Content of cause explanation:
 - 5.1. *Cause for Profit after corporate income tax Quarter IV 2024 changed by over 10% compared with the same period in 2023:*

Profit after corporate income tax Quarter IV 2024 in Combined Financial Statements of Vinaconex-ITC is negative 5,92 billion VND, increasing in loss compared with the same period in 2023. The main causes indicator profit after corporate income tax of the current period changed by over 10% is that revenue and cost of goods sold are recorded less than those in the same period in 2023 because The company is currently focusing all resources on investing in the Cai Gia, Cat Ba Tourism Urban Area Project, so there are not much products to bring to the market, so revenue is low and decreased compared with the same period in 2023.
 - 5.2. *Cause for Profit after corporate income tax Quarter IV 2024 is lost:*

In the fourth quarter of 2024, although the Company recorded revenue from business activities, that was not enough to cover the Company's costs causing profit after corporate income tax in the fourth quarter of 2024 is lost.
6. Website address post Financial Statements: <http://www.vinaconexitc.com.vn>

The above is our company's explanation regarding Combined Financial Statements in the fourth quarter of 2024.

Yours truly !

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Le Van Huy