

VINACONEX 39 JOINT
STOCK COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: 42 /VN39/CBTT

Hanoi, April 18, 2025

REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL REPORTS

To: Hanoi Stock Exchange (HNX)

Implementing the regulations in Clause 3, Clause 4, Article 14 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 has implemented Currently announcing financial statement information (FS) for the fourth quarter of 2024 with 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, Co Nhue 1 Ward, Bac Tu Liem District, 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 Q1/2025

☒ 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 April 18, 2025 at the link:
<http://pvv.com.vn/index.php/bao-cai-tai-chinh/>

Attached documents:

- Financial report Q1 2025;
- Explaining that the net profit after tax in the Q1/2025 business report changed by 10% compared to Q1/2024 and explaining that the profit after tax in the reporting period was a loss;

Organization representative

Legal representative/person disclosing information

(Sign, clearly state full name, position, seal)



TỔNG GIÁM ĐỐC
Nguyễn Tiến Dũng

Number: 43 /VN39/CBTT

Hanoi, April 18, 2025

Regarding: Explaining that the net profit after tax in the Q1/2025 business report changed by 10% compared to Q1/2024 and explaining that the profit after tax in the reporting period was a loss

To: Hanoi Stock Exchange (HNX)

1. Organization name: Vinaconex 39 Joint Stock Company
2. Stock code: PVV
3. Address: 1st Floor, CT2A Building, Co Nhue New Urban Area, Co Nhue Ward, Bac Tu Liem District, Hanoi City.
4. Contact phone/Tel: (024) 3 787 5938 Fax: (024) 3 787 5937
5. Content of explanation:

I. Explanation of the parent company's business results in the first quarter of 2025 compared to the first quarter of 2024 and the parent company's after-tax profit in the reporting period was a loss:

Regarding the data on the parent company's production and business results in the first quarter of 2025 on the Financial Report compared to the first quarter of 2024, the Company would like to explain to the State Securities Commission and the Hanoi Stock Exchange as follows:

Content	Quarter I/2025	Quarter I/2024	Difference	% growth
Net revenue	2.357.515.547	2.411.679.797	-54.164.250	-2,2%
Profit before tax	-7.467.545.591	-6.743.396.620	-722.110.054	10,7%
Profit after tax	-7.467.545.591	-6.743.396.620	-722.110.054	10,7%

- ❖ The parent company's after-tax profit in the first quarter of 2025 was worse than that in the first quarter of 2024: VND 722,110,054, equivalent to a loss of more than 10.7%, mainly due to:
 - Other expenses in the first quarter of 2025 increased compared to the first quarter of 2024: VND 696,072,934, equivalent to an increase of 129.5%. This increase in other expenses was due to the fact that when finalizing the construction of the foundation and basement of blocks A, B, C of the HH2 Duong Noi high-rise apartment complex, the company had to pay penalties and deduct expenses of VND 1,153,707,277.
- ❖ In the first quarter of 2025, the negative profit after tax on the parent company's report was mainly due to large financial expenses, specifically 6,120,893,963 VND, equal to 259.6% of net revenue in the first quarter of 2025 (of which interest expense was 6,162,357,294 VND).

II. Explanation of consolidated business results for the first quarter of 2025 compared to the first quarter of 2024 and consolidated profit after tax in the reporting period was a loss:

Regarding the data on consolidated business results in the first quarter of 2025 on the consolidated financial statements compared to the first quarter of 2024, the Company would like to explain to the State Securities Commission and the Hanoi Stock Exchange as follows:



Content	Quarter IV/2024	Quarter IV/2023	Difference	% growth
Net revenue	2.357.515.547	2.411.679.797	-54.164.250	-2,2%
Profit before tax	-7.432.154.903	-6.170.680.094	-723.513.726	10,8%
Profit after tax	-7.438.917.658	-6.171.875.981	-723.080.594	10,8%

- ❖ Consolidated profit after tax in the first quarter of 2025 is worse than in the first quarter of 2024: VND 7,23,080,594, equivalent to a loss of more than 10.8%, mainly due to:
 - Other expenses in the first quarter of 2025 increased compared to the first quarter of 2024: VND 696,072,934, an increase of 129.5%. This increase in other expenses is due to the fact that when finalizing the construction of foundations and basements of blocks A, B, C of the HH2 Duong Noi high-rise apartment complex, the company had to pay penalties and deduct expenses of VND 1,153,707,277.
- ❖ In the first quarter of 2025, the negative profit after tax on the parent company's report was mainly due to large financial expenses, specifically 6,120,893,963 VND, equal to 259.6% of net revenue in the first quarter of 2025 (of which interest expense was 6,162,357,294 VND).

6. Website address posting all financial reports: www.pvv.com.vn

Vinaconex 39 Joint Stock Company respectfully sends information to investors.

Best regards!

Receiving place:

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

GENERAL DIRECTOR



Nguyen Tien Dung