

Hanoi, 11/08/2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**Dear: Hanoi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Vinaconex 21 Joint Stock Company hereby discloses the semi-annual financial statements for 2025 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: V21
- Address: Ba La street, Duong Noi ward, Hanoi city
- Contact phone number/Tel: 024.6325.6588
- Email: Vinaconex21@gmail.com
- Website: Vinaconex21.vn

2. Disclosed Information:**- Semi-Annual Financial Statements 2025**

☐ SEPARATE FINANCIAL STATEMENTS (For listed companies without subsidiaries and superior accounting units with affiliated entities);

☐ CONSOLIDATED FINANCIAL STATEMENTS (For listed companies with subsidiaries);

☒ COMBINED FINANCIAL STATEMENTS (For listed companies with affiliated accounting units operating under a separate accounting structure).

- Cases Requiring Explanation:

+ If the audit opinion on the financial statements is not an unqualified opinion (for audited financial statements):

☐ Yes☒ No

Explanation document if marked "Yes"

☐ Yes☐ No

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

☐ Yes☒ No

Explanation document if marked "Yes"

☐ Yes☐ No

+ If NPAT in the income statement of the reporting period changes by 10% or more compared to the same period last year:

☒ Yes

☐ No

Explanation document if marked "Yes"

☒ Yes

☐ No

+ If NPAT in the reporting period records a loss, shifting from profit in the same period last year to a loss in the current period or vice versa:

☐ Yes

☒ No

Explanation document if marked "Yes"

☐ Yes

☐ No

This information has been disclosed on the Company's website 11/08/2025 at the following link: <https://vinaconex21.vn/>

3. Report on transactions with a value of 35% or more of total assets in 2025

In case the Listed Organization has transactions, please provide the following details:

- Transaction details: None

- Transaction value as a percentage of the company's total assets (%) (based on the most recent financial statements):

- Transaction completion date:

We hereby certify that the disclosed information is true and we take full legal responsibility for its accuracy.

Attachments:

- Consolidated Reviewed Semi-Annual Financial Statements for 2025
- Explanation Document No. 128/V21 dated 11/08/2025

Authorized Representative

Legal Representative/Authorized Information Disclosure Officer

(Signature, full name, position, and company seal)



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
Nguyễn Mạnh Hà

VINACONEX 21 JOINT STOCK COMPANY

No. ~~128~~ V21

*Re: Disclosure of the Consolidated Audited
Semi-Annual Financial Statements for 2025*

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, ~~11~~ /08/2025

**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 Responsible for Information Disclosure: Nguyen Manh Ha
6. Content of published information:

6.1 The Consolidated Audited Semi-Annual Financial Statements 2025 of Vinaconex 21 Joint Stock Company were prepared on August 08, 2025, including: the Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements. The statements were issued by Vietnam Auditing and Valuation Co., Ltd. on August 11, 2025.

6.2 Explanation of Financial Results:

a) Profit after corporate income tax (CIT) in the 2025 semi-annual income statement changed by 10% or more compared to the 2024 semi-annual report, due to the following key factors:

Revenue from sales of goods and services in the first half of 2025 increased by 44% compared to the same period in 2024. However, cost of goods sold, administrative expenses, and interest expenses also increased by 44%, 19.6%, and 11%, respectively.

As a result, net profit after tax for the first half of 2025 was VND 330,143,382, while that of the first half of 2024 was VND 450,845,412.

b) Profit after corporate income tax before and after the audit: no change.

7. Website address for full financial report publication: www.vinaconex21.vn



We hereby certify that the disclosed information is true and we take full legal responsibility for its accuracy.

Sincerely,

Recipients:

-As stated above;

-Office archive.

VINACONEX 21 JOINT STOCK COMPANY



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