

No.: 1731/CV-QNC

Quang Ninh, August 28, 2025

Subject: Explanation of the variance in profit
after limited review versus the Company's
self-prepared figures

To:

- The State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Company name: Quang Ninh Construction and Cement Joint Stock Company

Stock code: QNC

Address: Hop Thanh Area – Yen Tu Ward – Quang Ninh Province

Quang Ninh Cement and Construction Joint Stock Company respectfully extends its greetings to the above authorities.

According to the interim financial statements for the accounting period from January 1, 2025 to June 30, 2025 (Nos. 260825.008/BCTC.KT5 and 260825.009/BCTC.KT5) prepared by AASC Auditing Firm Co., Ltd. and provided to our Company on August 26, 2025, comprising the Separate Financial Statements and the Consolidated Financial Statements, the “profit after corporate income tax (CIT)” line item on the limited-reviewed Separate and Consolidated interim financial statements shows a variance compared with the Company's self-prepared financial statements. Details are as follows:

1) Separate Financial Statements

- Profit after tax (Company's self-prepared figures): VND 13.61 billion.
- Profit after tax per the 2025 interim limited review: VND 17.01 billion — an increase of VND 3.40 billion, equivalent to +24.98% compared with the self-prepared figures.

2) Consolidated Financial Statements

- Profit after tax (Company's self-prepared figures): VND 13.61 billion.
- Profit after tax per the 2025 interim limited review: VND 17.01 billion — an increase of VND 3.40 billion, equivalent to +24.98% compared with the self-prepared figures.

The main reason for the VND 3.40 billion variance in profit after the 2025 interim limited review between the Company's self-prepared figures and the reviewed figures is audit adjustments, including: an increase in revenue (VND 145.53 million); an increase in finance costs (VND 779 million); an increase in cost of goods sold (COGS) at the Company (VND 1,521 million); an increase in other expenses (VND 76.6 million); a decrease in CIT expense at the parent company (VND 431 million); a decrease in COGS at the attached/affiliated enterprise (dependent unit) (VND 6,499.86 million); and an increase in CIT expense at the attached/affiliated enterprise (dependent unit) (VND 1,299.97 million).

We hereby certify that the information disclosed herein is true and we assume full responsibility before the law for the contents of this disclosure.

Respectfully submitted.

Recipients:

- As above
- Filed at Finance – Accounting Dept.
and Office
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GENERAL DIRECTOR



To Ngọc Hoang