GENEA

GENEA CAPITAL
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 58/GENEA-KT

Hanoi, August 08, 2026

Re: Explanation of the difference in profit after tax for the first six months of 2026 compared with the first six months of 2025

To: Hanoi Stock Exchange

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market;

Based on the business performance for the first six months of 2026 as presented in the Company's reviewed semi-annual financial statements, Genea Capital Joint Stock Company (stock code: PV2) hereby explains the material reasons for the difference in profit after corporate income tax for the first six months of 2026 compared with the first six months of 2025 as follows:

1. Profit after corporate income tax for the first six months of 2026 compared with the first six months of 2025 (reviewed):

No.	Iterm	First six months of 2026 (reviewed)	First six months of 2025 (reviewed)	Comparison 2026/2025(%)
1	Profit after tax	(14,045,926,615)	(1,297,640,711)	982.42

2. Reasons for the change in profit

Profit after tax for the first six months of 2026 decreased significantly compared with the same period of 2025, mainly due to the following reasons:

a) First, impact of the real estate project transfer

During the first six months of 2026, the Company completed the transfer of the Nhon Trach Residential Project in Dong Nai Province. The project transfer resulted in a loss of

VND 7,064,107,766, which was one of the material factors adversely affecting the Company's business performance and profit after tax for the period.

b) Second, impact of stock market developments

During the second quarter of 2026, the stock market experienced unfavorable developments, affecting the value of the Company's financial investment portfolio. Based on the assessment of the value of investments as at the financial reporting date, the Company made provisions for impairment of securities investments in accordance with applicable regulations. This increased expenses and adversely affected financial performance, thereby reducing profit after tax for the period.

The above factors were the principal reasons for the decrease in the Company's profit after tax for the first six months of 2026 compared with the same period of 2025.

Going forward, Genea Capital Joint Stock Company will continue to focus on implementing its business activities, effectively managing its financial investments, and proactively reviewing and seeking appropriate, prudent and effective investment opportunities, with a view to gradually improving business performance and enhancing capital efficiency in subsequent periods.

Genea Capital Joint Stock Company respectfully submits this explanation to the Hanoi Stock Exchange for its information.

Recipients:
- As stated above;
- Chairman of the BOD;
- Internal Audit Committee (for reporting);
- Archives

GENERAL DIRECTOR

M.S.D.N: 0102 ... C.T.C.P
CÔNG TY
CỔ PHẦN
GENEA CAPITAL
THÀNH PHỐ HÀ NỘI

Vu Xuan Han