

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN PC1
PCI GROUP
JOINT STOCK COMPANY**

**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness**

Số: 1403 / CBTT-PC1
No: 1403/ CBTT-PC1

Hà Nội, ngày 29 tháng 08 năm 2026
Hanoi, August 29 , 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ
ORDINARY INFORMATION DISCLOSURE**

**Kính gửi: Ủy ban Chứng khoán Nhà nước
Sở Giao dịch Chứng khoán TP Hồ Chí Minh
To: The State Securities Commission
Hochiminh Stock Exchange**

1. Tên tổ chức/*Name of organization*: CÔNG TY CỔ PHẦN TẬP ĐOÀN PC1/ *PCI GROUP JOINT STOCK COMPANY*

- Mã chứng khoán/*Stock code*: PC1

- Địa chỉ trụ sở chính/*Head office address*: Tầng 1, 2 và KT Tòa CT2, số 583 đường Nguyễn Trãi, Phường Thanh Liệt, Thành phố Hà Nội, Việt Nam/ *1st, 2nd and KT Floor CT2 Building, No. 583 Nguyen Trai Street, Thanh Liet Ward, Hanoi, Vietnam*

- Điện thoại/*Tel.*: 024 3734 3060

- Fax: 024 3823 1997

- Email: cbtt@pc1group.vn

2. Nội dung thông tin công bố/ *Contents of disclosure*:

Báo cáo tài chính Riêng và Hợp nhất bán niên năm 2026 đã được soát xét và giải trình biến động LNST trên báo cáo tài chính Riêng và Hợp nhất soát xét bán niên năm 2026/ *Reviewed Separate and Consolidated Interim Financial Statements for 2026 and Explanation of Changes in Profit After Tax in the Reviewed Separate and Consolidated Interim Financial Statements for 2026.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 29/08/2026 tại đường dẫn: <https://www.pc1group.vn> /*This information was published on the company's website on 29 /08/2026, as in the link https://www.pc1group.vn/*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố. /*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Đại diện tổ chức
Organization representative
Người Đại diện theo pháp luật
Legal Representative



Lê Văn Dũng

PC1 GROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ref No: **1408**/CV-PC1-BTC

Hanoi, 28 August 2026

*Subject: Explaining the changes in
Profit after tax in reviewed SFSs and
CFSs for six-month period end
30/6/2026*

To:

- State Securities Commission;
- Ho Chi Minh City Stock Exchange.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, guiding information disclosure in the securities market;

I. Explanation the changes in Profit after tax before and after review

PC1 Group Joint Stock Company (“PC1”) hereby explains the changes of 5% or more in profit after corporate income tax on the separate and consolidated income statement for the six-month period ended 30 June 2026 before and after review, as follows:

Unit: billion dong

Content	After review	Before review	Change	% increase/ (decrease)
Profit after tax in Separate profit or loss	252.8	266.0	(13.2)	(5.0%)
Profit after tax in Consolidated profit or loss	477.6	505.1	(27.5)	(5.4%)

The main reason for the change is that the Company and subsidiaries has made additional allowance for short-term bad debts regarding certain overdue receivables.

II. Explanation for the changes in profit after tax compared to the same period of the previous year

PC1 provides the following explanation for the fluctuation of more than 10% in profit after corporate income tax in the separate and consolidated statements of profit or loss for the first six months of 2026 compared to the same period of the previous year:

Unit: billion dong

Content	First half 2026	First half 2025	Change	% increase/ (decrease)
Profit after tax in Separate profit or loss	252.8	109.5	143.3	131%
Profit after tax in Consolidated profit or loss	477.6	309.7	167.9	54%

The main reasons are as follows:

- The residential real estate segment recognized revenue and profit from Thap Vang Project, whereas in the same period last year the project was still under development;
- Subsidiaries distributed higher dividends and profits compared to the same period last year;
- Foreign exchange gains and losses recorded during the period had a favorable impact on profit compared with the same period last year.

The above constitutes the Company's explanation, we hope to receive your support and cooperation.

Sincerely!

Recipients:

- As above;
- Internal audit (for co-ordinating);
- Admin Office, Financial Board.

GENERAL DIRECTOR



Le Van Dung