VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**
Number: 292/GT – VRG *Reg.: Explanation of production results And business performance in the first six months of 2026*	*Hai Phong, August 10, 2026*

CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ KHU CÔNG NGHIỆP CAO SU VIỆT NAM

Digitally signed by CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ KHU CÔNG NGHIỆP CAO SU VIỆT NAM
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To: - State Securities Commission;
- Hanoi Stock Exchange;
- Dear Shareholders of the Company.

Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019;

Based on Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law;

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market;

The Viet Nam Rubber Industrial zone and Urban development Joint Stock Company would like to extend ours respectful greetings and gratitude to the State Securities Commission, the Hanoi Stock Exchange, and its esteemed shareholders for their attention and support over the past period.

The Company would like to provide an explanation for the loss and the change of 10% or more in profit after corporate income tax as reported in the Statement of Income for the reporting period, compared to the same period of the previous year, as follows:

1/ Net profit after tax for the reporting period shows a loss:

Net profit after tax for the first 6 months of 2026 is: **(4.366.814.060)** VND.

The after-tax profit for the first six months of 2026 showed a loss, primarily due to the following reasons:

In the first six months of 2026, the company had not signed any new contracts for subleasing land with infrastructure. Revenue generated during the period mainly came from subleasing of land with infrastructure arising from old contracts and allocated over several years. Simultaneously, financial income decreased due to a reduction in savings deposits resulting from the construction of project components within the Industrial Park.

2/ Net profit after tax changed by 10% or more in the financial statements for the first six months of 2026 compared to the same period of the previous year as follows:

- Net profit after tax for the first 6 months of 2025 is: **(6.731.399.598)** VND.

- Net profit after tax for the first 6 months of 2026 is: **(4.366.814.060)** VND.

The profit after corporate income tax for the first six months of 2026 differed by more than 10% compared to the same period of 2025, mainly due to the following reason:

Total revenue in the first six months of 2026 increased compared to the same period of 2025, mainly because during the first six months of 2026, the Company recognized 10% of the remaining revenue from one land lease contract associated with infrastructure under the one-time revenue recognition method. Meanwhile, the revenue generated during the first six months of 2025 mainly consisted of sublease income from land associated with infrastructure arising from previous contracts, which was recognized and allocated over the respective years.

Viet Nam Rubber Industrial zone and Urban development Joint Stock Company hereby provides clarification to the State Securities Commission, the Hanoi Stock Exchange, and its shareholders.

Best regards!

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ KHU CÔNG NGHIỆP CAO SU VIỆT NAM VRG

Dang Van Thieu

Recipients:
- As above;
- Filed at: Office.