

**VIET NAM RUBBER INDUSTRIAL ZONE
AND URBAN DEVELOPMENT
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 15.../GT - VRG

Hai Phong, January 13, 2026

*"Re: Explanation of production and
business results in the fourth quarter of 2025 "*

To: - State Securities Commission;
- Hanoi Stock Exchange;
- Shareholders of the Company.

Pursuant to Securities Law No. 54/2019/QH14 dated November 26, 2019;

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

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market.

Viet Nam Rubber Industrial zone and Urban development Joint Stock Company would like to send our sincere greetings and thanks to the State Securities Commission, Hanoi Stock Exchange and shareholders for your attention and support during the past time.

The company would like to clarify the following: Net profit after tax changed by 10% or more in the Q4/2025 financial statements compared to the same period of the previous year, specifically:

- Net profit after tax for Q4/2024:	VND 27.968.830.077
- Net profit after tax for Q4/2025:	VND 41.285.986.679

The business profit results for Q4/2025 differed by more than 10% compared to the same period in 2024 due to the following main reasons:

Q4/2024: The Company executed one contract for subleasing industrial land with infrastructure at Cong Hoa Industrial Park, with an area of 12.468,62 m², and recognized revenue using the one-time revenue recognition method.

Q4/2025: The Company also executed one contract for subleasing industrial land with infrastructure at Cong Hoa Industrial Park, with an area of 25.291,45 m², and recognized 90% of the contract value using the one-time revenue recognition method; therefore, revenue was higher, leading to higher profit after tax.

Viet Nam Rubber Industrial zone and Urban development Joint Stock Company would like to explain to the State Securities Commission, Hanoi Stock Exchange and shareholders.

Best regards!

Recipient :

- As above;
- Archived: Office, Board of Directors' Office.



GENERAL DIRECTOR

Dang Van Thieu