

No.: ~~43~~/CV-UDJ/2026

(Re: Explanation for the loss in profit after corporate income Tax in Q2/2026, resulting in a change from profit in the same period of the previous year to a loss in the current period)

Binh Duong, July ..~~15~~..., 2026**To:**

- **State Securities Commission of Vietnam**
- **Hanoi Stock Exchange**

Company: Urban Development Joint Stock Company
Stock Code: UDJ
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Legal Basis:

- Pursuant to Point b, Clause 4, Article 14, Chapter III of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on information disclosure in the securities market;
- Pursuant to the Q2/2026 Financial Statements of Urban Development Joint Stock Company.

Urban Development Joint Stock Company hereby provides an explanation for the loss in profit after corporate income tax in the second quarter of 2026, resulting in a change from a profit in the corresponding period of the previous year to a loss in the current period, as follows:

Item	Profit after corporate income tax			
	Financial report for Q.2/2026	Financial report for Q.2/2025	The difference in value between the same quarter and the previous quarter	Percentage in crease/decrease compared to the previous period (%)
Revenue	3,000,000	22,227,861,983	(22,224,861,983)	(100%)
Cost of Sales	-	19,940,467,942	(19,940,467,942)	(100%)
Gross Profit	3,000,000	2,287,394,041	(2,284,394,041)	(100%)
Financial Income	121,989,275	16,148,704	105,840,571	655%
Administrative Expenses	1,235,925,915	1,196,562,039	39,363,876	3%
Finance Costs	-	94,177,875	(94,177,875)	(100%)
Other Expenses	4,097,859,237	333,189,092	3,764,670,145	1,130%
Profit After Tax	(5,208,795,877)	679,613,739	(5,888,409,616)	(866%)

Explanation:

During the period, the Company's real estate projects (Green Pearl and Green City) were still undergoing legal procedures. In particular, the Green City project is expected to satisfy the

conditions for commercial launch in the final months of the year. Consequently, no real estate revenue was recognized in the second quarter of 2026.

In addition, other expenses increased significantly due to a late payment interest penalty on land-use payment obligations that became due in relation to the Green Pearl Project, amounting to VND 4,097,859,237, representing an increase of 1,130% compared to the same period last year.

No real estate sales revenue was generated in Q2/2026, whereas such revenue was recorded in the corresponding period of the previous year, resulting in a 100% decrease in revenue.

Administrative expenses increased by only 3%, which was not significant.

The increase in other expenses of VND 3,764,670,145 caused the Company to record a loss after corporate income tax of VND (5,208,795,877), representing a negative variance of 866% compared with the same period of the previous year.

The above is the Company's explanation for the loss in profit after corporate income tax in the second quarter of 2026, resulting in a change from a profit in the corresponding period of the previous year to a loss in the current reporting period.

Respectfully submitted.

The legal representative is the 

GENERAL DIRECTOR



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