

No.: ...~~42~~.../CV-UDJ/2026

(Re: Explanation for the Decrease in Profit After Tax

Binh Duong, July .15..., 2026

in Q2 2026 Compared with Q2 2025)

To:

- State Securities Commission of Vietnam
- Hanoi Stock Exchange

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

Pursuant to the Financial Statements for the second quarter of 2026 of Urban Development Joint Stock Company;

Urban Development Joint Stock Company hereby provides the explanation for the fluctuation in profit after tax in the second quarter of 2026 compared with the corresponding period of 2025 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 reporting period, the Company's real estate projects, namely Green Pearl and Green City, were still undergoing the legal approval process. In particular, the Green City project

is expected to satisfy the conditions required for commercial launch in the final months of the year. Consequently, no revenue from real estate sales was recognized in the second quarter of 2026.

- In addition, other expenses increased significantly due to the recognition of a late payment interest penalty on overdue land-use payment obligations relating to the Green Pearl Project, amounting to VND 4,097,859,237, representing an increase of 1,130% compared with the same period of the previous year. As a result, the Company recorded a loss after corporate income tax of VND (5,208,795,877), representing a negative variance of 866% compared with the corresponding period last year.

The above explains the principal factors contributing to the decrease in profit after corporate income tax for the reporting period compared with the second quarter of 2025.

Respectfully submitted.

The legal representative is the

GENERAL DIRECTOR



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