

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

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. ~~154~~/GT - VRG

Hai Phong, July 15 2026

*"Re: Explanation of production and
business results in the Second quarter of 2026"*

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 hereby provides explanations for certain items in the Financial Statements for Q2/2026 as follows:

Net profit after tax changed by 10% or more in the Q2/2026 financial statements compared to the same period of the previous year, and shifted from loss to profit as follows:

- Net profit after tax in Q2/2025: **(5.457.073.390) VND.**
- Net profit after tax in Q2/2026: **80.599.411 VND.**

The difference of over 10% in net profit after tax in Q2/2026 compared to the same period of 2025 and the shift from loss to profit is mainly due to the following reasons:

In Q2 2026, the Company recorded 10% of the remaining value of one land sublease contract with infrastructure at Cong Hoa Industrial Park using the one-time revenue accounting method (this contract originated in 2025), resulting in higher revenue and consequently a profitable business outcome.

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, Accounting Department.



GENERAL DIRECTOR

Dang Van Thieu