



CHO LON REAL ESTATE JOINT STOCK COMPANY

118 Hung Phu, Chanh Hung Ward, Ho Chi Minh City Tel: 66854118

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No: 42/CV-2026

Ho Chi Minh City, August 12th, 2026

Re: Explanation of business performance results for the first six months of 2026 compared to the same period last year

To: - **THE STATE SECURITIES COMMISSION OF VIETNAM**
- **HANOI STOCK EXCHANGE**
- **SHAREHOLDERS**

1. Name of Issuer: CHO LON REAL ESTATE JOINT STOCK COMPANY
2. Securities Code: RCL
3. Subject of Explanation: Profit after tax for the first six months of 2026 fluctuated by over 10% compared to the same period last year.

In compliance with the regulations on periodic information disclosure for listed organizations on the Hanoi Stock Exchange, Cholon Real Estate Joint Stock Company hereby explains the fluctuation in profit after tax in the Financial Statements for the first six months of 2026 compared to the same period last year, as follows:

- Profit after tax for the first six months of 2026: VND 2,673,806,379
- Profit after tax for the first six months of 2025: VND 621,881,220
- Variance: VND 2,051,925,159

Reasons: Although revenue from sales and service provision during the period declined, leading to a decrease in gross profit from sales and services by VND 1,610,182,443 compared to the same period last year, financial income increased by VND 4,108,579,615. This increase was driven by the interest earned on the deposit for the Felisa Riverside project, which correspondingly caused the profit after tax for the first six months of 2026 to rise compared to the same period last year.

Please be informed accordingly.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Recipients:

As above;

Filed: Office, Secretary.



TRẦN VĂN CHÂU