

**VIETNAM RUBBER INDUSTRIAL PARK AND
URBAN DEVELOPMENT JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: ~~423~~../GT - VRG

*Reg.: Explanation of business performance results
for Q3/2026*

Hai Phong, October 16., 2026

CÔNG TY CỔ
PHẦN PHÁT
TRIỂN ĐÔ
THỊ VÀ KHU
CÔNG
NGHIỆP CAO
SU VIỆT NAM

Digitally signed by CÔNG TY CỔ
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VIỆT NAM
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To: - State Securities Commission;
- Hanoi Stock Exchange;
- Shareholders of the Company.

Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019;

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

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of
Finance guiding the disclosure of information on the securities market;

Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company
would like to extend our respectful greetings and gratitude to the State Securities
Commission, the Hanoi Stock Exchange, and our esteemed shareholders for their attention
and support over the past period.

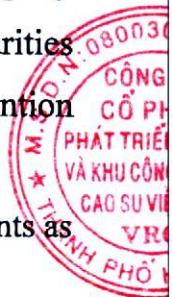
The company would like to clarify some points in the Q3/2026 Financial Statements as
follows:

*Net profit after tax changed by 10% or more in the Q3/2026 financial statements
compared to the same period of the previous year, and shifted from profit to loss as follows:*

- Net profit after tax for Q3/2025 is: **1.434.265.652 VND.**
- Net profit after tax for Q3/2026 is: **(4.988.360.419) VND.**

The after-tax profit for Q3/2026 differed by over 10% compared to the same period
in 2025 and shifted from profit to loss due to the following main reasons:

In the third quarter of 2026, the company had not yet signed any new contracts for
subleasing land associated with infrastructure. Revenue generated during the period mainly
came from subleasing of land associated with infrastructure arising from old contracts and
allocated over several years. Total revenue from production and business activities, as well
as revenue from financial activities, both decreased, leading to a decrease in gross profit
and resulting in a loss for the period.



Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company hereby provides clarification to the State Securities Commission, the Hanoi Stock Exchange, and its shareholders.

Best regards!

Recipient:

- As above;
- Filed at: Office, Finance and Accounting Department.

**DEPUTY GENERAL DIRECTOR
EXECUTIVE INCHARGE**



Luong Van Duc

