

**BECAMEX URBAN DEVELOPMENT
JOINT STOCK COMPANY**

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
☸☸☸☸☸☸

No: **14**/CV-UDJ/2025

(Regarding: Explanation of the after-tax profit
for Q4 2024 compared to Q4 2023)

Binh Duong, **16** January 2025

**Dear: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Company name: Becamex Urban Development Joint Stock Company
Stock code : UDJ
Head office address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex,
Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
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- Based on Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance regarding the Guidance on Information Disclosure in the Securities Market;
- Based on the fourth quarter Financial Statements of 2024 from the Becamex Urban Development Joint Stock Company.

The Becamex Urban Development Joint Stock Company would like to explain the decrease in after-tax profit for the fourth quarter of 2024 compared to the same period last year, as follows:

Financial Statements	Profit after tax			
	Financial Statements Q4/2024	Financial Statements Q4/2023	The after-tax profit value difference compared to the same quarter last year.	Difference rate (%)
	(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2)
Quarterly Financial Statements	946.531.120	4.460.043.068	(3.513.511.948)	(79%)

Causes of the discrepancy:

The real estate market in the last months of 2024 is experiencing positive changes. Many difficulties are gradually being resolved, investor confidence is improving, and interest in the real estate market has increased compared to the same period last year. However, while the real estate market is recovering, it is still slow and uneven across different segments and regions. There are also legal obstacles that need to be addressed, and a lack of capital is a common issue faced by both businesses and investors. Investors remain cautious when participating in the market, thoroughly researching the legal aspects of projects and investing only when there is a genuine need, while limiting hoarding and speculation.

In this context, the Company's real estate consumption situation during the period also faced many difficulties. Specifically, revenue during the period decreased by 55% compared to the same period last year, resulting in a difference in after-tax profit compared to the same period in Q4 2023 as mentioned above.

Respectfully!



GENERAL DIRECTOR

HUYNH GIA DAT