VIETNAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT AND JOINT STOCK COMPANY

No: 76/GT - VRG

"Re: Explanation ofprofit difference in 2025 Financial Statements compared to 2024"

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hai Phong, March 11, 2026

CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ KHU CÔNG NGHIỆP CAO SU VIỆT NAM
Digitally signed by CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ KHU CÔNG NGHIỆP CAO SU VIỆT NAM
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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 would like to explain the difference in after-tax profit changing by 10% or more in the 2025 Financial Statements compared to the same period last year as follows:

Profit after tax in 2024 is: **58.690.542.841** VND.

Profit after tax in 2025 is: **35.994.769.768** VND

The profit after tax in 2025 decreased compared to 2024 mainly due to the following reasons:

- In 2024, the Company recorded an adjustment to decrease the cost of goods sold for infrastructure leasing that had been recorded in 2023 (*In 2023, the Company recorded the cost of goods sold for infrastructure leasing based on the provisional total investment amount; this total investment amount was approved in 2024 at a level lower than the provisional estimate)*. The adjustment to decrease the cost of goods sold for infrastructure leasing resulted in an increase in profit compared to 2025.

- Financial income from interest on term deposit contracts at banks decreased compared to the same period of the previous year due to the decrease in term deposit balances.

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, Finance and Accounting Department.

GENERAL DIRECTOR

M.S.D.N: 0800300443 C.T.C.P. CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ KHU CÔNG NGHIỆP CAO SU VIỆT NAM VRG THÀNH PHỐ HẢI PHÒNG

Dang Van Thieu