

No.: ~~113~~/GT - VRG

Hai Phong, April 14, 2026

*"Re: Explanation of production and
business results in the First 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 Q1/2026 as follows:

1/ Loss after tax in the reporting period:

The profit after tax for Q1/2026 amounted to: **(6.197.743.491) VND**

The loss after tax in Q1/2026 was mainly due to the following reason:

During the first quarter of 2026, the Company did not enter into any new contracts for subleasing land attached to infrastructure. Revenue recognized during the period was primarily derived from existing contracts and allocated over the years. The low revenue resulted in a loss for the period.

2/ Profit after tax fluctuated by more than 10% in Q1/2026 compared to the same period last year, as follows:

- Profit after tax for Q1/2025: **(1.196.371.208) VND**

- Profit after tax for Q1/2026: **(6.197.743.491) VND**

The profit after tax for Q1/2026 changed by more than 10% compared to the same period in 2025, mainly due to the following reason:

- Total revenue from business operations and financial income both decreased, leading to a decline in gross profit; as a result, the loss increased compared to the same period in 2025.



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, Board of Directors' Office.

GENERAL DIRECTOR 

Đặng Văn Thieu

