



**LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JSC**

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No: 2004/2026/CV-LGL

Hanoi, 20 April 2026

Re: *Explanation of differences in figures*

**To: State Securities Commission of Vietnam  
Ho Chi Minh City Stock Exchange**

**Pursuant to:**

- The provisions of Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance on “Guidance on information disclosure in the securities market”;
- The Quarter 1 Financial Statements for 2026 and the Quarter 1 Financial Statements for 2025 of Long Giang Investment and Urban Development Joint Stock Company.

The Company hereby provides an explanation of the variance in profit after tax between the Financial Statements for the first quarter of 2026 and those for the first quarter of 2025 as follows:

Unit: VND

No	Item	Q1/2026 Financial Statements	Q1/2025 Financial Statements	Change	
				Amount	Percentage
1	Lợi nhuận sau thuế BCTC	1.647.743.521	4.557.205.719	(2.909.462.198)	(64%)

**Profit after tax reported in the Financial Statements for Q1 2026 amounted to VND 1.6 billion, representing a decrease of VND 2.9 billion (down 64%) compared with the Financial Statements for Q1 2025 (profit of VND 4.5 billion). The main reasons are as follows:**

**1. Factors increasing profit after tax in Q1 2026 compared with Q1 2025: VND 2.5 billion**

- Gross profit from the sale of goods and provision of services in Q1 2026 increased by VND 0.2 billion compared with Q1 2025
- Administrative expenses in Q1 2026 decreased by VND 2.3 billion compared with the same period of the previous year

**2. Factors decreasing profit after tax in Q1 2026 compared with Q1 2025: VND 5.4 billion**

- Financial income in Q1 2026 decreased by VND 4.4 billion compared with Q1 2025 (Q1 2025: VND 16.9 billion). The main reason is that in Q1 2025 the Company received dividend income from an associate, whereas in Q1 2026 financial income was recognized from the business cooperation contract for the Viet Hung Project under Appendix No. 2712/2025/PLHD/LGG-LGL.
- Interest expense in Q1 2026 increased by VND 1 billion compared with the same period of the previous year.

**Long Giang Investment and Urban Development Joint Stock Company respectfully submits this explanation!**

**LONG GIANG INVESTMENT AND URBAN  
DEVELOPMENT JOINT STOCK COMPANY**

**Recipients:**

- As above
- Filed at: Office, Accounting Dept./



**TỔNG GIÁM ĐỐC**  
*Nguyễn Mạnh Hà*