LONG GIANG LAND

LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT STOCK COMPANY
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No.: 1408/2026/CV-LGL *Hanoi, 14 August 2026*

Re: Explanation of Variations in Financial Figures

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

Pursuant to:

- *Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance providing guidance on information disclosure in the securities market;*
- *The reviewed interim financial statements for the first six months of 2026 and the reviewed interim financial statements for the first six months of 2025 of Long Giang Investment and Urban Development Joint Stock Company, reviewed by UHY Auditing and Consulting Company Limited.*

Long Giang Investment and Urban Development Joint Stock Company hereby provides an explanation of the variance in profit after tax for the corresponding reporting periods as presented in the reviewed interim financial statements for the first six months of 2026 and the reviewed interim financial statements for the first six months of 2025, as follows:

Unit: VND

No.	Item	Reviewed Interim Financial Statements – 6M2026	Reviewed Interim Financial Statements – 6M2025	Change	
				Amount	Change
1	Profit after tax	3,137,130,876	6,178,212,233	(3.041.081.357)	(49%)

Profit after tax according to the reviewed interim financial statements for the first six months of 2026 was VND 3.1 billion, representing a decrease of approximately VND 3.0 billion, equivalent to 49%, compared with the corresponding period of 2025. The decrease was mainly attributable to the following factors:

1. Factors increasing profit after tax in the first six months of 2026 compared with the first six months of 2025: VND 13.1 billion

Finance income increased by VND 13.1 billion, mainly because, during the first six months of 2026, the Company recognized the capital contribution fund usage fee from Long Giang Investment Group Joint Stock Company in relation to the Viet Hung Project.

2. Factors decreasing profit after tax in the first six months of 2026 compared with the first six months of 2025: VND 16.1 billion

- Gross profit from sales and provision of services decreased by VND 0.2 billion;
- Finance expenses increased by VND 4.2 billion, mainly due to an increase in borrowing interest expenses;
- General and administrative expenses increased by VND 10.8 billion, mainly because, in the first six months of 2025, the Company recorded a reversal of provisions for receivables;
- Other income increased by VND 0.9 billion due to an increase in income arising from late payment charges.

Long Giang Investment and Urban Development Joint Stock Company respectfully submits the above explanation!

LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Recipients:
- As stated above;
- Filed: Corporate Office – Accounting Department./

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐÔ THỊ LONG GIANG
M.S.D.N: 0101184201 - C.T.C.P - CẦU GIẤY - T.P HÀ NỘI

TỔNG GIÁM ĐỐC
Nguyễn Mạnh Hà