



LONG GIANG

LAND

LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JSC

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No: 2010/2026/CV-LGL

Hanoi, 20 October 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 3 Financial Statements for 2026 and the Quarter 3 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 third quarter of 2026 and those for the third quarter of 2025 as follows:

Unit: VND

No	Item	Q3/2026 Financial Statements	Q3/2025 Financial Statements	Change	
				Amount	Percentage
1	Profit After Tax	2.427.986.622	(3.752.985.437)	6.180.972.059	37%

Profit after tax reported in the Financial Statements for Q3 2026 amounted to VND 2.4 billion, representing a increase of VND 6.2 billion (up 37%) compared with the Financial Statements for Q3 2025 (loss of VND 3.7 billion). The main reasons are as follows:

1. Factors increasing profit after tax in Q3 2026 compared with Q3 2025: VND 11.8 billion

- Financial income in Q3 2026 increased by VND 7.7 billion compared to Q3 2025. This increase was primarily attributable to the Company recognizing a portion of financial income from the transfer of its capital contribution in the Viet Hung project.
- Financial expenses in Q3 2026 decreased by VND 2.4 billion compared to Q3 2025. This decrease was primarily attributable to a portion of borrowing costs being capitalized as part of the Cai Khe project costs.
- General and administrative expenses in Q3 2026 decreased by VND 1.7 billion compared to the same period of the previous year. This decrease was primarily attributable to the reversal of the provision for doubtful receivables.

2. Factors decreasing profit after tax in Q3 2026 compared with Q3 2025: VND 5.6 billion

- Other profit in Q3 2026 decreased by VND 5.6 billion compared to Q3 2025. The decrease was primarily attributable to the fact that, in Q3 2025, the Company recognized late payment interest and land-use tax expenses related to the commercial floor of the 69 Vu Trong Phung project.

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

Recipients:

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

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



TỔNG GIÁM ĐỐC
Trần Hải Anh