CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN
VÀ ĐẦU TƯ VRC

CTCP BẤT ĐỘNG SẢN & ĐẦU TƯ VRC

Số/No: 01.2910/2026/CBTT-VRC

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

THE SOCIALIST REPUBLIC OF VIET NAM

Independence – Freedom - Happiness

Tp. Hồ Chí Minh, ngày 29 tháng 10 năm 2026

Ho Chi Minh City, day.....month.....year 2026

CÔNG BỐ THÔNG TIN

INFORMATION DISCLOSURE

Kính gửi/ To : - Uỷ ban Chứng Khoán Nhà Nước/ *State Securities Commission of Vietnam*

- Sở Giao dịch Chứng khoán Thành phố Hồ Chí Minh/ *Ho chi minh Stock Exchange*

1. Tên tổ chức/ Name of organization : **CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN VÀ ĐẦU TƯ VRC/ *VRC REAL ESTATE AND INVESTMENT JSC***

- Mã chứng khoán/ *Stock code:* VRC
- Địa chỉ/ *Address*: Tầng 6, Tòa nhà Smart View, 161A (1 phần) – 163 – 165 Đường Trần Hưng Đạo, Phường Cầu Ông Lãnh, Thành phố Hồ Chí Minh/ *Floor 6, Smart View Building, 161A (part) – 163 – 165 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City*
- Điện thoại/ Tel: 028 6276 0296
- E-mail: cbtt@vrc.com.vn
- Website: http://www.vrc.com.vn/

2. Nội dung thông tin công bố/*Contents of disclosure:*

Văn bản số 01.2810/2026/CV-VRC ngày 28/10/2026 Vv Giải trình biến động Lợi nhuận sau thuế thu nhập doanh nghiệp Quý 3 cho kỳ kế toán kết thúc ngày 30 tháng 09 năm 2026.

Document No. 01.2810/2026/CV-VRC dated October, 28th 2026 regarding the Explanation of the Fluctuation in Profit After Corporate Income Tax for the Third Quarter of the Accounting Period Ended September 30th 2026.

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 29/10/2026 tại đường dẫn: https://vrc.com.vn/quan-he-nha-dau-tu/ */This information was published on the company's website on October 29th,2026, as in the link* https://vrc.com.vn/quan-he-nha-dau-tu/

Chúng tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách

nhiệm trước pháp luật về nội dung thông tin đã công bố./*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm/Attached document:

Văn bản số 01.2810/2026/CV-VRC ngày 28/10/2026/ Document No. 01.2810/2026/CV-VRC dated October 28th 2026

NGƯỜI ĐƯỢC ỦY QUYỀN CÔNG BỐ THÔNG TIN/ PERSON *AUTHORIZED TO DISCLOSURE INFORMATION*

M.S.D.N: 3500101523-C.T
CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN VÀ ĐẦU TƯ VRC
THÀNH PHỐ HỒ CHÍ MINH

Trần Thị Thùy Hương

Tran Thi Thuy Huong

VRC REAL ESTATE AND INVESTMENT JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 01.2810 **/2026/CV-VRC**

Ho Chi Minh City, October 28, 2026

"Re: Explanation of the Fluctuation in Profit After Corporate Income Tax for the Third Quarter of the Accounting Period Ended 30 September 2026"

To: **- STATE SECURITIES COMMISSION OF VIETNAM**

- HO CHI MINH STOCK EXCHANGE

- *Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance Providing Guidance on Disclosure Of Information on Securities Market;*
- *Pursuant to the Company's Separate Financial Statements, Consolidate Financial Statements for the Third Quarters of 2026 and the Corresponding Period of 2025;*

VRC Real Estate and Investment Joint Stock Company (Stock code: VRC) provides an explanation regarding the change in profit after corporate income tax in the Income Statement for the reporting period, which fluctuated by 10% or more compared to the same period last year.

SEPARATE FINANCIAL STATEMENT:

On the separate financial statement, the specific figures are as follows:

Unit: VND

Item	Third Quarter		Increase (+) / Decrease (-)	Rate of change (%)
	2026	2025		
Profit after corporate income tax	285.144.057	369.879.613	(84.735.556)	(22,91)

The Company's profit after corporate income tax for the third quarter of 2026 amounted to VND 285,144,057, representing a decrease of VND 84,735,556 compared with the third quarter of 2025, when profit after corporate income tax was VND 369,879,613, representing a reduction of 22.91%

The decrease in the Company's profit after corporate income tax was mainly attributable to an increase in general and administrative expenses of VND 69,556,609, equivalent to an increase of 16.17% compared with the corresponding period of the previous year.

CONSOLIDATED FINANCIAL STATEMENTS:

On the consolidated financial statements, specific figures are as follows:

Unit: VND

Item	Third Quarter		Increase (+) / Decrease (-)	Rate of change (%)
	2026	2025		
Profit after corporate income tax	22.465.925	27.285.986	(4.820.061)	(17.66)

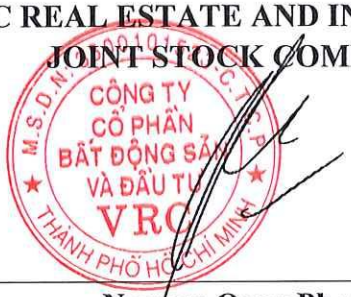
The Group's profit after corporate income tax for the third quarter of 2026 amounted to VND 22,465,925, representing a decrease of VND 4,820,061 compared with the third quarter of 2025, when profit after corporate income tax was VND 27,285,986, representing a reduction of 17.66%.

The decrease in the Group's profit after corporate income tax compared with the corresponding period of the previous year was primarily attributable to the following factor:

- General and administrative expenses increased by VND 132,558,257, representing an increase of 18.61%.
- The Company's corporate income tax expense increased by VND 188,787,847, representing an increase of 105.40%.

The above is the Company's explanation.
Sincerely!

VRC REAL ESTATE AND INVESTMENT JOINT STOCK COMPANY



Nguyen Quoc Phong
Deputy General Director