TASECO LAND INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM
No:1690/2026/CBTT-TAL	Independence - Freedom - Happiness
	Hanoi, October 30th ,2026

Người ký: CÔNG TY CỔ PHẦN ĐẦU TƯ BẤT ĐỘNG SẢN TASECO
Cơ quan: CÔNG TY CỔ PHẦN ĐẦU TƯ BẤT ĐỘNG SẢN TASECO
Thời gian ký: 30.10.2026 12:03:05 +07:00

PERIODIC INFORMATION DISCLOSURE

To: Ho Chi Minh Stock Exchange (HSX).

1. Name of the organization: Taseco Land Investment Joint Stock Company

- Stock code: TAL
- Address: Floor 1, NO2-T1 Building, Diplomatic Corps Area, Xuan Tao Street, Xuan Dinh Ward, Hanoi City
- Tel: 0243.793.2525
- Fax: 0243.793.2626

2. Contents of information disclosure:

Taseco Land Investment Joint Stock Company discloses the Financial Statements for the third quarter of 2026, including:

- Separate Financial Statements;
- Consolidated Financial Statements;
- Explanation document explanation for profit fluctuations in the business results.

3. This information was published on Taseco Land's website on October 30th, 2026 at the link: https://en.tasecoland.vn/financial-report-2026-34251323

We hereby declare to be responsible for the accuracy and completeness of the above information.

Attached documents:
Third Quarter 2026 Financial Statements

PARTY AUTHORIZED TO DISCLOSE INFORMATION
DEPUTY GENERAL DIRECTOR

M.S.D.N: 0104079036 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ BẤT ĐỘNG SẢN TASECO - THÀNH PHỐ HÀ NỘI

Cao Thi Lan Huong

TASECO REAL ESTATE INVESTMENT JOINT STOCK COMPANY

No.: 1684 /2026/CV-TAL
Re: Explanation of fluctuations in business results in 3rd quarter of 2026 financial statements

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 29, 2026

To: - Ho Chi Minh City Stock Exchange

Company name: Taseco Real Estate Investment Joint Stock Company
Stock code: TAL
Head office address: 1st Floor, NO2T1 Building, Diplomatic Corps Area, Xuan Dinh Ward, Hanoi.
Person authorized to disclose information: Mr. Nguyen Tran Tung – General Director

Content of disclosure: Pursuant to Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the securities market, and based on the self-prepared separate and consolidated business results for 3rd quarter 2026, Taseco Real Estate Investment Joint Stock Company hereby explains the reasons for the fluctuation of more than 10% in profit after corporate income tax between 3rd quarter of 2026 and 3rd quarter of 2025, as detailed below:

Unit: VND

Item	3rd quarter of 2026	3rd quarter of 2025	Variance	Ratio	Note
Net profit after tax Separate financial statements	235,582,568,188	223,764,778,839	11,817,789,349	5.28%	
Net profit after tax Consolidated financial statements	196,179,347,625	222,747,824,963	(26,568,477,338)	(11.93%)	(i)

(i) Explanation of fluctuations in the consolidated financial statements:

Profit after tax in the consolidated financial statements for 3rd quarter of 2026 decreased by 11.93%, equivalent to VND 26.57 billion, compared to 3rd quarter of 2025, due to the following factors:

Gross profit from sales of goods and rendering of services decreased by 22.50%, equivalent to VND 98.25 billion, as net revenue declined by 26.70%, equivalent to VND 330.64 billion. Selling expenses decreased by 60.89%, equivalent to VND 33.35 billion; general and administrative expenses decreased by 7.97%, equivalent to VND 5.87 billion; net financial loss decreased by 64.24%, equivalent to VND 16.79 billion; other profit increased by VND 7.45 billion; and corporate income tax expense decreased by 11.27%, equivalent to VND 6.96 billion.

The above is the explanation of Taseco Real Estate Investment Joint Stock Company regarding the fluctuation in business results for 3rd quarter of 2026.

We respectfully submit this report for the information of the Exchange.

Yours faithfully,

GENERAL DIRECTOR

M.S.D.N: 0104079036-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ BẤT ĐỘNG SẢN TASECO
THÀNH PHỐ HÀ NỘI

Nguyen Tran Tung

Recipients:
- *As above;*
- *Archived: Admin, Legal, Finance & Accounting.*