THANG LONG URBAN DEVELOPMENT AND CONSTRUCTION INVESTMENT JSC

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Number: 26/2026/CV/TLD

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

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Hanoi, October 30th, 2026

ANNOUNCEMENT OF UNUSUAL INFORMATION

Dear: *Vietnam Securities Trading Center*
Ho Chi Minh City Stock Exchange

1. Organization Name: **THANG LONG URBAN CONSTRUCTION AND DEVELOPMENT INVESTMENT JOINT STOCK COMPANY**
- Stock code: **TLD**
- Address: Trung Village, O Dien Commune, Hanoi City, Vietnam
- Contact phone number: 024.3363.1063
- Email: thanglongdeco.jsc@gmail.com

2. Content of the disclosed information:
- Consolidated Financial Report for Q3 2026;
- Separate financial report for Q3 2026;
- Explanation for the difference in net income shown on the Q3 2026 financial statements compared to 2025 *(see attached detailed file);*

3. This information was published on the company's website on October 30th, 2026, at the following link. *http://thanglongdeco.com*.

We hereby confirm that the information disclosed above is true and accurate, and we take full legal responsibility for the content of the disclosed information.

Recipients:
- As above;
- Archive VT./.

THANG LONG URBAN CONSTRUCTION AND DEVELOPMENT INVESTMENT JSC
THE PERSON PERFORMING THE NOTIFICATION

NGUYEN THI NGAN

Signature Not Verified
Ký bởi: CÔNG TY CP ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ THĂNG LONG
Ký ngày: 30/10/2026 17:42:56

THANG LONG URBAN DEVELOPMENT AND CONSTRUCTION INVESTMENT JOINT STOCK COMPANY

Number: 07/2026/CV-GTCL/TLD

Subject: Difference in net income profit and loss on the Q3 2026 financial statements compared to the same period last year

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

Hanoi, October 30th, 2026

Dear: - STATE SECURITIES COMMISSION (SSC)
- HO CHI MINH CITY STOCK EXCHANGE

1. Company name: **Thang Long Urban Development and Construction Investment Joint Stock Company**
2. Stock code: **TLD**
3. Head office address: Trung Village, O Dien Commune, Hanoi City
4. Phone: 024.3363.1063
5. Explanation contents

Thang Long Urban Investment, Construction and Development Joint Stock Company explains the difference in after-tax profit in the Q3/2026 financial report compared to the Q3/2025 financial report as follows:

TARGET	Quarter III of 2026 (VND)	Quarter III of 2025 (VND)	Difference (+/- VND)	Rate of increase or decrease (%)
A. Separate financial statements				
Net revenue	102,363,710,641	99,908,195,024	2,455,515,617	2.46%
Net profit after tax	(939,870,538)	4,965,209,752	(5,905,080,290)	(118.93%)
B. Consolidated financial report				
Net revenue	145,052,227,441	106,960,872,524	38,091,354,917	35.61%
Net profit after tax	2,495,047,961	5,169,880,489	(2,674,832,528)	(51.74%)

The main reason for the consolidated income statement showing a profit of 2.49 billion, a decrease of 51.74% (a drop of 2.67 billion VND), and the standalone Q3/2026 statement shifting from a profit in the previous period to a loss this time is the change in accounting methods in accordance with Circular No. 99/2025/TT-BCTC: Starting from 2026, for the leasing activities of land with existing technical infrastructure in 2 projects:

- Song Phuong Industrial Complex, Dan Phuong Commune, Hanoi City.
- Hong Duong Industrial Complex, Dan Hoa Commune, Hanoi City.

The company must switch from recognizing revenue in a lump sum to allocating it gradually over the lease term (50 years).

Most of the advance revenue received from customers had to be deferred to subsequent periods, resulting in a significant decline in net revenue and gross profit for the period compared to the same period last year (when the old method was applied). In accordance with relevant principles, as the revenue is deferred, the cost of capital associated with the infrastructure of the two industrial clusters mentioned above is also deferred and allocated gradually accordingly. This is the main reason why the cost of capital figures for these two projects declined sharply in the quarter.

This decline is entirely due to compliance with changes in the government's new accounting policies, and it does not reflect a deterioration in the company's operational capacity or actual cash flows from its infrastructure leasing activities in the aforementioned industrial parks.

Thang Long Urban Investment, Construction and Development Joint Stock Company hereby provides an explanation for the difference in after-tax profit shown in the third-quarter 2026 financial report compared to the same period in 2025, as stated above, for the information of the State Securities Commission and the Ho Chi Minh City Stock Exchange.

Thank you very much!

Recipient:
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- Save the document.

LEGAL REPRESENTATIVE

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ THĂNG LONG

CHỦ TỊCH HĐQT

Nguyễn An Ngọc