

No: 23/CV-2025

Ho Chi Minh City, March 28th, 2025

*Re: Explanation of Results Business
performance in 2024 compared to the same
period last year*

To: - STATE SECURITIES COMMISSION
 - HANOI STOCK EXCHANGE
 - COMPANY SHAREHOLDERS

1. Issuer Name: Cho Lon Real Estate Joint Stock Company
2. Stock Code: RCL
3. Explanation Content: The post-tax profit in 2024 differs by more than 10% compared to the same period last year.

In compliance with the periodic information disclosure of listed organizations at the Hanoi Stock Exchange, Cho Lon Real Estate Joint Stock Company explains the fluctuation of post-tax profit in the 2024 financial statements compared to the same period last year as follows::

- Post-tax profit in 2024: 1,507,070,311 VND
- Post-tax profit in 2023: 1,160,720,473 VND
- Profit difference: Increased by 346,349,838 VND, equivalent to an increase of 29.84%

Although revenue from sales and service provision increased by 1,356,046,857 VND compared to the same period last year, net profit from business activities only increased by 95,035,276 VND. However, other income increased by 405,141,034 VND due to the reversal of provision costs for project ownership. Therefore, post-tax profit in 2024 increased correspondingly compared to post-tax profit in 2023..

Sincerely.

**CHO LON REAL ESTATE
JOINT STOCK COMPANY
CHAIRMAN**

Recipients:

- As above
- Archive (Administration
and Investment Dept.,
Accounting Dept.)



Trần Văn Tuấn