

**VIET NAM RUBBER INDUSTRIAL ZONE
AND URBAN DEVELOPMENT
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: ~~48~~GT - VRG

Hai Phong, October 13, 2025

*"Re: Explanation of production and
business results in the third quarter of 2025 "*

To: - State Securities Commission;
- Hanoi Stock Exchange;
- Shareholders of the Company.

Pursuant to Securities Law No. 54/2019/QH14 dated November 26, 2019;
Pursuant to Decree 155/2020/ND-CP dated December 31, 2020 of the Government
detailing the implementation of a number of articles of the Securities Law;
Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of
Finance guiding information disclosure on the stock market;

Viet Nam Rubber Industrial zone and Urban development Joint Stock Company would
like to send our sincere greetings and thanks to the State Securities Commission, Hanoi Stock
Exchange and shareholders for your attention and support during the past time.

The company would like to explain some contents in the financial statements for the
third quarter of 2025 as follows:

Net profit after tax changed by 10% or more in the Q3/2025 financial statements
compared to the same period last year, and has also turned from a loss to a profit,
specifically as follows:

- Net profit after tax for Q3/2024: **VND (3.252.774.845).**
- Net profit after tax for Q3/2025: **VND 1.434.265.652.**

The business results for Q3/2025 increased by more than 10% compared to the same
period in 2024 and shifted from a loss to a profit mainly due to the following reason:

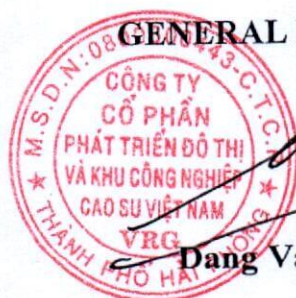
- In the third quarter of 2025, the Company signed a new land lease contract with
infrastructure attached, covering an area of 5,347.7 m². The Company recognized 90% of
the contract value as revenue in accordance with the one-time revenue recognition method.

Viet Nam Rubber Industrial zone and Urban development Joint Stock Company would
like to explain to the State Securities Commission, Hanoi Stock Exchange and shareholders.

Best regards!

Recipient :

- As above;
- Archived: Office, Board of Directors'
Office.



GENERAL DIRECTOR

Dang Van Thieu