



CHO LON REAL ESTATE JOINT STOCK COMPANY

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No. : 19/CV-2026

SOCIALIST REPUBLIC OF VIETNAM
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Ho Chi Minh City, April 17th, 2026

*Re: Explanation of business results for Q1/2026
compared to the same period last year*

To: - **THE STATE SECURITIES COMMISSION**
 - **HANOI STOCK EXCHANGE**
 - **SHAREHOLDERS OF THE COMPANY**

1. 1. Name of issuer: CHOLON REAL ESTATE JOINT STOCK COMPANY
2. 2. Stock symbol: RCL
3. 3. Subject of explanation: Profit after tax in Q1/2026 differed by over 10% compared to the same period last year.

In compliance with the regulations on periodic information disclosure for listed companies on the Hanoi Stock Exchange, Cholon Real Estate Joint Stock Company hereby explains the fluctuation in profit after tax within the Financial Statements of Q1/2026 compared to the same period last year as follows:

- Profit after tax in Q1/2026: VND 112,385,719
- Profit after tax in Q1/2025: VND 65,019,184
- Variance: Profit after tax in Q1/2026 increased by VND 47,366,535 compared to Q1/2025, which corresponds to an increase of 72.85%.

Reason: Although revenue for this period remained equivalent to that of the same period last year, a reduction in general and administrative expenses during the period resulted in a higher profit compared to the prior year.

Respectfully submitted,

CHO LON REAL ESTATE JOINT STOCK COMPANY
CHAIRMAN OF BODs

Recipients:

- As above;
- Filed (Investment Management
Dept., Accounting Dept)



TRAN VAN CHAU