

Hanoi, 29 October 2025

No.: 27/CV-BCGTTIG

Re: Explanation of 10% fluctuation in profit after tax
on separate and consolidated financial statements for
the third quarter of 2025

To: - Hanoi Stock Exchange (HNX)
- State Securities Commission (SSC)

Thang Long Investment Group Joint Stock Company (stock code: TIG) would like to provide an explanation regarding the fluctuation of over 10% in profit after tax in the Separate and Consolidated Financial Statements for the third quarter of 2025 compared to the third quarter of 2024, as follows:

No.	Figures on the report	Profit after tax		
		Third quarter 2025	Third quarter 2024	Ratio of the third quarter of 2025 to the third quarter of 2024
1	Separate Financial Statements	12,689,042,885	59,557,837,204	(78.69)%
2	Consolidated Financial Statements	2,631,665,390	61,426,936,932	(95.72)%

The reasons for the decrease in profit after tax in the third quarter of this year compared to last year in the Separate Financial Statements:

The third quarter is the period when the Company focuses on increasing capital investment, purchasing and implementing construction investment. Some real estate projects have not been launched yet, so revenue from sale of goods and service provision have decreased. Besides, due to a sharp decrease in financial income and increased expenses, the profit in the third quarter of this year has decreased compared to the third quarter of last year.

The reasons for the decrease in profit after tax in the third quarter of this year compared to last year in the Consolidated Financial Statements:

Due to a sharp decrease in revenue from sale of goods and service provision and additional goodwill arising from the acquisition of Sakura Real Estate Joint Stock Company in 4th quarter of 2024, this year's third quarter profit decreased compared to the third quarter of last year.

The above information is the explanation of the fluctuation in profit after tax on the separate financial statements of the third quarter of 2025 compared to the third quarter of 2024 of Thang Long Investment Group Joint Stock Company sent to the Related Agency and Shareholders.

Yours sincerely./.

Recipient:

- As above.
- Save Office, Company's website



Chairman

Nguyen Phuc Long