CHO LON REAL ESTATE JOINT STOCK COMPANY
CHOLONRES
118 Hung Phu, Chanh Hung Ward, Ho Chi Minh City Tel: 66854118

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 34/CV-2026

Re: Explanation of business performance in Q2/2026 compared to the same period last year

Ho Chi Minh City, July 20th, 2026

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

1. Name of Issuer: CHO LON REAL ESTATE JOINT STOCK COMPANY
2. Securities Code: RCL
3. Subject of Explanation: Profit after tax in Q2/2026 fluctuated 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, Cho Lon Real Estate Joint Stock Company hereby explains the fluctuation of profit after tax in the Financial Statements for Quarter 2/2026 compared to the same period last year, as follows:

- Profit after tax in Q2/2026: VND 2,561,420,660
- Profit after tax in Q2/2025: VND 496,862,036
- Variance: Profit after tax in Q2/2026 increased by VND 2,064,558,624 compared to Q2/2025, equivalent to a growth rate of 415.5%.

Reasons: Although revenue from sales and service provision during the period declined, leading to a decrease of VND 1,537,201,304 in gross profit from sales and services compared to Q2/2025, financial income surged by VND 4,107,854,573. This increase was driven by the interest earned on the deposit for the Felisa Riverside project, which resulted in a corresponding rise in profit after tax for Q2/2026 compared to the same period last year.

Please be informed accordingly.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Recipients:
As above;
Filed: Office, Secretary.

M.S.D.N: 0300450962 C.T.
CÔNG TY
CỔ PHẦN ĐỊA ỐC
CHỢ LỚN
QUẬN 8 - T.P HỒ CHÍ MINH

TRAN VAN CHAU

TRẦN THUỲ DUNG

Digitally signed by TRẦN THUỲ DUNG
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