

**BECAMEX URBAN DEVELOPMENT
JOINT STOCK COMPANY**

No: **41**/CV-UDJ/2025

(Regarding: Explain the after-tax profit in the period of loss, transitioning from profit in the same period of the previous year to a loss in this period)

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
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Binh Duong, **11**. August 2025

**Dear: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Company name: Becamex Urban Development Joint Stock Company
Stock code : UDJ
Head office address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City.
Phone: 0274. 3816661 - 3816681 Fax: 0274. 3816655

- Based on Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance regarding the Guidance on Information Disclosure in the Securities Market;
- Based on The financial report for the first 06 months of 2025 of the Urban Development Joint Stock Company, reviewed by A&C Audit and Consulting LLC.

The Becamex Urban Development Joint Stock Company explains the situation regarding the post-tax profit during a loss period, shifting from profit in the same period last year to a loss this period, as follows:

ITEMS	Profit after tax			
	Financial report for the first 6 months of 2025.	Financial report for the first 6 months of 2024	The difference in value between the periods	The increase/decrease rate compared to the previous period (%)
	(1)	(2)	(3)=(1)-(2)	(4)=((3)/(2))*100%
Sales	26.469.760.405	15.014.227.273	11.455.533.132	76%
Cost of sales	23.804.186.257	6.753.342.347	17.050.843.910	252%
Gross profit	2.665.574.148	8.260.884.926	(5.595.310.778)	(68%)
General and administration expenses	2.354.316.571	2.473.784.044	(119.467.473)	(5%)
Financial expenses	201.469.125	-	201.469.125	100%
Other expenses	633.244.237	34.000.000	599.244.237	1.762%
Profit after tax	(506.872.771)	4.568.693.065	(5.075.565.836)	(111%)

Causes of the discrepancy:

Revenue for the period increased by 76% compared to the same period last year, with a gross profit margin of 10% this period, while the gross profit margin for the previous period was 55%. The reason for the 60% decrease in the gross profit margin this period is that the revenue mainly came from the sale of the Green Pearl townhouse project, which has a gross profit margin of 10% due to the high land cost and the many


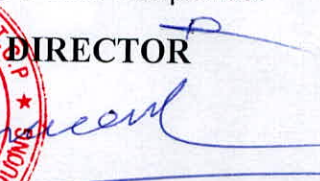


common infrastructure items such as landscaping, electrical, water, and internal roads that need to be invested in, resulting in a high project cost and low gross profit. In contrast, during the same period last year, revenue primarily came from the Bau Bang worker housing project, which had lower land costs and investment expenses, leading to a higher gross profit margin of 55%. Therefore, although revenue for the period increased by 76% compared to the same period last year, gross profit decreased by 68% compared to the same period last year.

In addition, financial costs and other expenses during the period increased compared to the same period last year. This expense accounts for 3% of revenue.

Above is the explanation of the main reasons that caused the after-tax profit for the period to be a loss, shifting from a profit in the same period last year to a loss this period.

Respectfully!


GENERAL DIRECTOR

HUYNH GIA DAT

