



CHO LON REAL ESTATE JOINT STOCK COMPANY

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SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

No. : 81/CV-2025

Ho Chi Minh City, August 12<sup>st</sup>, 2025

*Subject: Explanation for the variance of over 5% in the profit after tax between the reviewed financial statements and the 6-month accumulated figures in the Q2.2025 financial statements*

To:

- STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE
- SHAREHOLDERS OF THE COMPANY

1. **Issuing Organization:** CHO LON REAL ESTATE JOINT STOCK COMPANY.
2. **Stock Code:** RCL.
3. **Content of Explanation:** The variance of over 5% in the profit after tax between the reviewed financial statements and the 6-month accumulated figures in the Q2/2025 financial statements.

In compliance with the periodic information disclosure regulations for entities listed on the Hanoi Stock Exchange, Cho Lon Real Estate Joint Stock Company would like to provide the following explanation for the variance in profit after tax:

- Profit after tax on the reviewed Financial Statements: VND 621.881.220
- Accumulated 6-month profit after tax on the Q2/2025 Financial Statements:  
VND 921.846.572
- The variance in profit after tax shows a decrease of VND 299.965.352, equivalent to a reduction rate of 32,54%.

Reason for the variance: Revenue from sales and provision of services decreased by VND 60.000.000 due to the deferral of unearned revenue related to the prepaid rent for July 2025. Additionally, other expenses increased by VND 251.965.352 due to the recognition of penalties for late tax payments. These factors resulted in a corresponding decrease in the profit after corporate income tax.

We hereby respectfully announce.

CHO LON REAL ESTATE JOINT STOCK COMPANY  
CHAIRMAN OF THE BOARD OF DIRECTORS

Rep:

- As above
- Filed (Investment Admin. Dept.,  
Accounting Dept.)



TRẦN VĂN CHÂU