

Ho Chi Minh City, October 13, 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,
Ward, Ho Chi Minh City.

Binh Duong

Phone: 0274. 3816661 - 3816681

Fax: 0274. 3816655

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market;
- Based on the Q3/2025 financial statements of Urban Development Joint Stock Company.

Urban Development Joint Stock Company hereby provides an explanation for the increase in after-tax profit in Q3/2025 compared to the same period of the previous year, as follows:

ITEMS	Profit after tax			
	Financial Statements Q3/2025	Financial Statements Q3/2024	The difference in value between the same quarter	The increase/decrease rate compared to the previous period (%)
	(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2))*100%
Sales	16.994.755.080	4.826.977.273	12.167.777.807	252%
Cost of sales	13.341.139.762	2.015.648.852	11.325.490.910	562%
Gross profit	3.653.615.318	2.811.328.421	842.286.897	30%
Profit after tax	1.874.241.273	1.261.986.664	612.254.609	49%

Causes of the discrepancy:

Revenue for the current period increased by 252% compared to the same period last year. The gross profit margin for this period was 21%, while that of the previous period was 58%. The difference in gross profit margin was mainly due to the fact that revenue during this period primarily came from the sale of real estate in the *Green Pearl* townhouse project. The gross profit margin of the *Green Pearl* project was very low because townhouse projects have high land costs and require substantial investment in many common infrastructure components such as landscaping, electrical systems, water supply, and internal roads. Consequently, the project's cost of goods sold was high, leading to a low gross profit margin. Meanwhile, during the same period last year, revenue mainly came from the *Bàu Bàng Worker Housing* project, which had lower land costs and investment expenses, resulting in a higher gross profit margin of 58%. Therefore, although revenue for the current period increased by 252% compared to the same period last year, gross profit increased by only 30%.

The above is the explanation of the main reason why after-tax profit for the period increased at a lower rate compared to the increase in revenue.

Respectfully submitted.



GENERAL DIRECTOR

HUYNH GIA ĐẠT