

Hồ Chí Minh City, January 19, 2026

**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

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- 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 Q4/2025 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 the fourth quarter of 2025 compared to the same period of the previous year, as follows:

ITEMS	Profit after tax			
	Financial Statements Q4/2025	Financial Statements Q4/2024	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%
Revenue	17.254.733.546	22.891.259.661	(5.636.526.115)	(25%)
Cost of goods sold	11.420.098.889	20.233.175.082	(8.813.076.193)	(44%)
Gross profit	5.834.634.657	2.658.084.579	3.176.550.078	120%
Profit after tax	3.566.893.700	946.531.120	2.620.362.580	276%

Although revenue during the reporting period decreased by 25% compared to the same period last year, the cost of goods sold simultaneously declined by 44% year-on-year. As a result, the Company's gross profit increased by VND 3.176 billion. This was the main reason for the Company's profit after tax rising by 276% compared to the same period last year. The low cost of goods sold in this period was due to the fact that revenue mainly came from the Bau Bang NOCN project, which has relatively low infrastructure investment costs.

Above is the explanation for the difference in profit after tax in Q4/2025 compared to the same period of the previous year of Urban Development Joint Stock Company.

Sincerely,

GENERAL DIRECTOR  
CÔNG TY  
CỔ PHẦN  
PHÁT TRIỂN  
ĐÔ THỊ  
HUYỀN GIA ĐẠT