



**CHO LON REAL ESTATE
JOINT STOCK COMPANY**

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SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 71/CV-2025

Ho Chi Minh City, July 18, 2025

*Re: Explanation on Business Performance
in Q2/2025 compared to the same period last
year*

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

4. **Issuer's Name:** CHO LON REAL ESTATE JOINT STOCK COMPANY
5. **Stock Code:** RCL
6. **Content of Explanation:** The difference in Profit After Tax for Q2/2025 compared to the same period last year exceeds 10%.

In compliance with the periodic information disclosure requirements for listed companies on the Hanoi Stock Exchange, Cho Lon Real Estate Joint Stock Company would like to explain the fluctuation in profit after tax in the Q2/2025 Financial Statements compared to the same period last year as follows::

- **Profit After Tax for Q2/2025:** VND 856.827.388
- **Profit After Tax for Q2/2024:** VND 442.621.017
- The difference in profit for Q2/2025 compared to Q2/2024 shows an increase of VND 449.314.498, equivalent to an increase of 110,26%.

Reason: The increase in revenue from sales and provision of services led to a rise in gross profit from sales and provision of services by VND 1,655,395,218. Additionally, other income decreased by VND 405,141,034 and financial expenses increased by VND 460,761,765 compared to Q2/2024. These factors resulted in the increase in profit after tax for Q2/2025 compared to the same period last year.

Sincerely,

Recipients:

- As above
- Filing (Administration & Investment Dept., Accounting Dept.)

**CHO LON REAL ESTATE
JOINT STOCK COMPANY**
Chairman of Bods

TRẦN VĂN CHÂU