Nam Long Investment Corporation

EXPLANATION OF CONSOLIDATED BUSINESS RESULTS FOR THE SIX MONTHS OF 2026

NAM LONG INVESTMENT CORPORATION

No: 127/2026/CV/NLG

THE SOCIALIST REPUBLIC OF VIETNAM
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Ho Chi Minh, 17 August 2026

Re: Explaining the variance from 10% and above of audited consolidated profit after tax for the six months of 2026 compared to the same period last year.

To: - **STATE SECURITIES COMMITTEE**
- **HO CHI MINH CITY STOCK EXCHANGE**

- Company name: Nam Long Investment Corporation
- Ticker: NLG
- Head office: No. 6, Nguyen Khac Vien Street, Tan My Ward, Ho Chi Minh City
- Phone: 028 5416 1718 Fax: 028 54171819

Pursuant to clause 4, article 14, chapter III of the Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance which was effective from 1 January 2021 guiding on the information disclosure for securities market, Nam Long Investment Corporation hereby explains the variance from 10% and above of audited consolidated profit after tax for the six months of 2026 compared to the same period last year as below:

No	Items	For the six months of 2026 (Dong)	For the six months of 2025 (Dong)	Var
1	Revenues	1,694,543,803,334	2,063,715,825,616	-18%
2	Net profit after tax	175,781,955,047	207,392,455,051	-15%

The consolidated revenues of 6-month 2026 reached 1,695 billion dong, decreased by 369 billion dong or 18% as compared to the same period of previous year. The revenue was mainly contributed from revenue of apartments, town house, villas and commercial assets (which was accounted for 89% of total revenues). Net profit of 6-month 2026 decreased 32 billion dong or 15% as compared with the the same period as previous year mainly due to decreased revenue compared with the period of 2025.

M.S.D.N: 0301438936-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ NAM LONG
P.TÂN MỸ-TP.HỒ CHÍ MINH

Nguyen Thanh Huong
Acting General Director

17 August 2026