NAM LONG

NEWSLETTER
INVESTOR RELATIONS

H1 2026

H1 2026 BUSINESS PERFORMANCE

SOLID BUSINESS PERFORMANCE WITH A HEALTHY NET CASH POSITION

In H1 2026, Nam Long recorded VND 1,695 billion in revenue and VND 123 billion in NPAT-MI. Handover revenue contributed VND 1,022 billion, mainly from Waterpoint Phase 1 (VND 469 billion) and Nam Long II Central Lake (VND 430 billion).

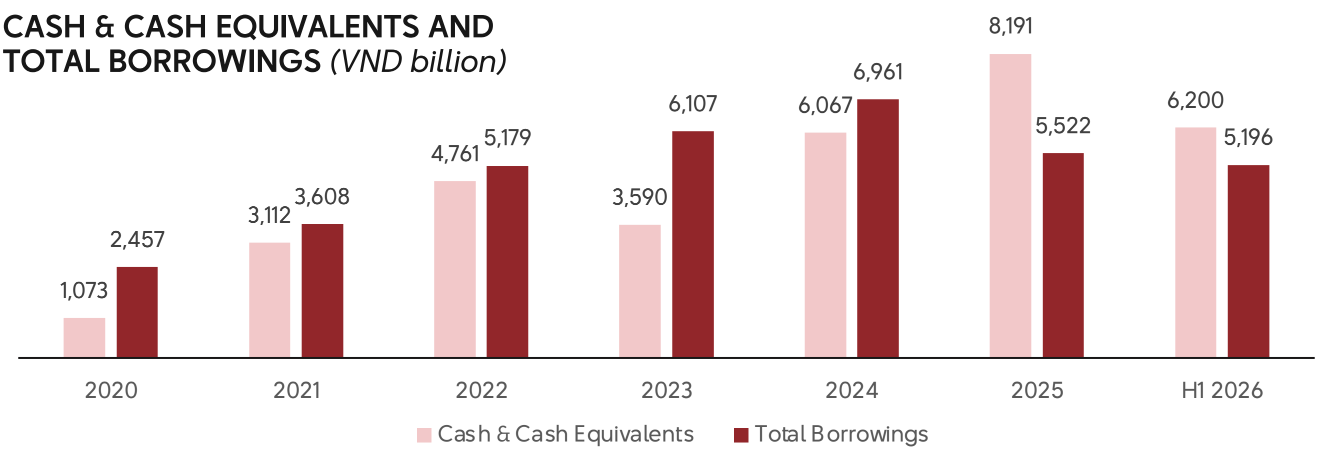
The YoY decline mainly reflected Izumi City becoming a joint venture from end-2025 and no longer being consolidated, partly offset by VND 489 billion in one-off revenue from an education land transfer at Waterpoint, recognized in Q1 2026.

Unit: VND billion	H1 2026	H1 2025	YoY Growth
Revenue	**1,695**	**2,064**	**(17.89%)**
Residential handover (land, apartments, townhouses & villa)	1,022	1,906	(46.37%)
Project transfer	489	-	-
Construction & EPC services	162	139	16.37%
Investment properties	21	19	14.65%
Gross profit	**618**	**745**	**(17.04%)**
SG&A expenses	(383)	(444)	(13.79%)
Financial income	159	92	72.64%
Financial expenses	(160)	(148)	8.26%
Other income	14	27	(48.82%)
Other expenses	(7)	(8)	(21.18%)
Profit shared from JV & associates	31	28	9.02%
PBT	**272**	**291**	**(6.83%)**
NPAT	**176**	**207**	**(15.19%)**
NPAT-MI	**123**	**208**	**(40.52%)**

Balance sheet remained healthy, with a net cash position and prudent leverage. As of H1 2026, cash and cash equivalents stood at VND 6,200 billion, down 24.3% YTD, but remained above total debt of VND 5,196 billion, down 5.9% YTD.

Debt-to-equity ratio stood at 36%, while short-term debt was only VND 915 billion, indicating limited near-term cash flow pressure. The cash decline mainly reflected project investments and a VND 500/share cash dividend paid on 30 June 2026.

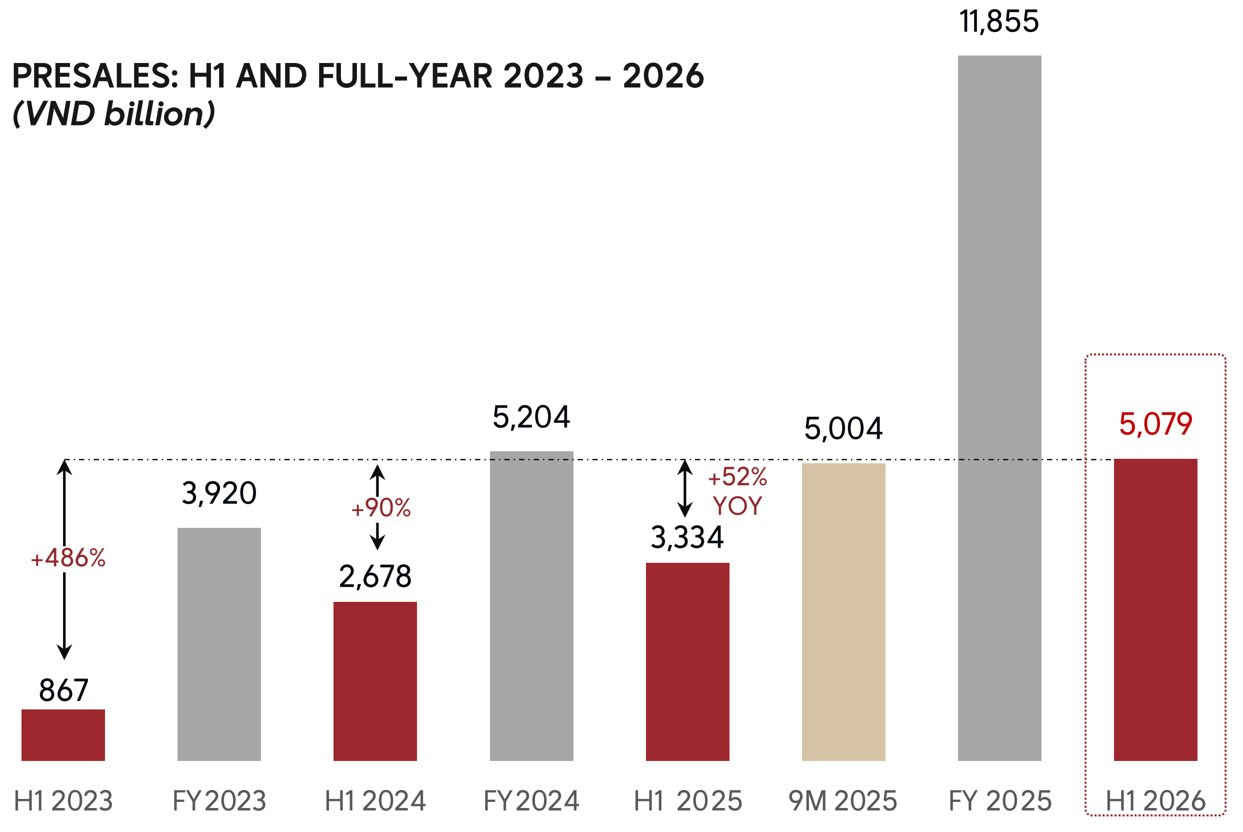
CASH & CASH EQUIVALENTS AND TOTAL BORROWINGS *(VND billion)*



H1 2026 BUSINESS PERFORMANCE *(cont)*

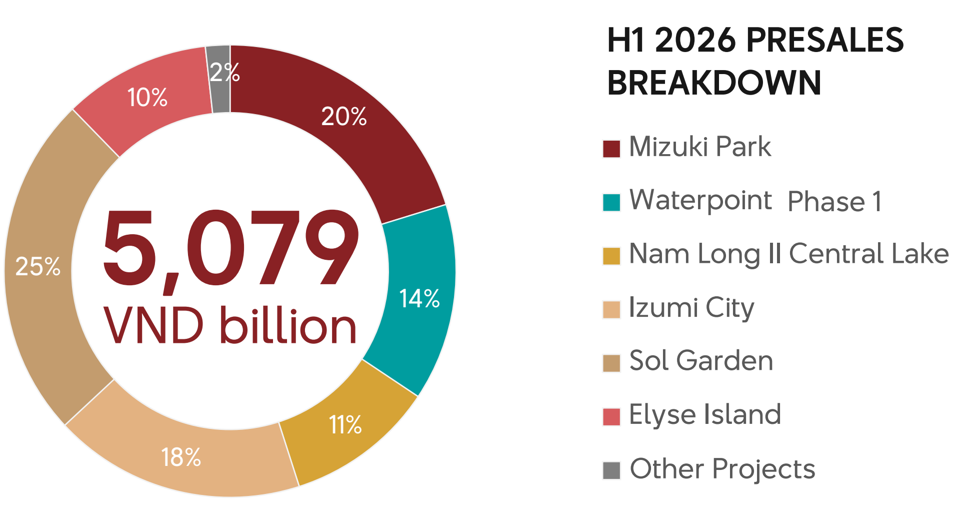
PRESALES SURGED 52% YOY TO VND 5,079 BILLION

Nam Long recorded VND 5,079 billion in presales, up 52% YoY and equivalent to the level achieved over the first nine months of 2025.



Amid the higher interest rate environment, customers continued to favor high-rise products and products with mid-range ticket sizes, such as Sol Garden and Trellia Cove at Mizuki Park, which led H1 2026 presales with VND 1,252 billion and VND 1,028 billion respectively.

Izumi City (VND 915 billion), Waterpoint Phase 1 (VND 717 billion) and Elyse Island (VND 535 billion) also made solid contributions.



H1 2026 PROJECT UPDATES

MIZUKI PARK

TRELLIA COVE

The high-rise component comprises three towers - one has reached Level 15, the other two Level 13 - while the low-rise component has completed two mock-up houses and the clubhouse has moved into foundation works.

CCTM-1

A 20-storey tower with 191 apartments and a commercial podium broke ground on 20 May 2026.

AMENITIES

FD Care Clinic officially opened at the Marina Square in July 2026, adding healthcare services for residents.

H1 2026 PROJECT UPDATES *(cont)*

WATERPOINT

PARK VILLAGE

First handovers expected in 2026.

THE PEARL

Clubhouse, four villas and park completed.

SOLARIA RISE

Four towers under construction - Tower C at Level 12, others at Level 7–9; handover expected by end-2027.

AMENITIES

Talent Kids kindergarten is 98% complete, expected to open for the 2026–2027 school year.

A partnership with **Nguyen Khuyen School** was signed in early July.

Four pickleball courts at the clubhouse have been operational since July 2026.

H1 2026 PROJECT UPDATES *(cont)*

Elyse island

Infrastructure works for Phase 1 and 2 are on schedule, with internal roads taking shape.

The clubhouse and marina are now operational, while the tennis court and multi-purpose sports court have been completed.

NAM LONG II Central Lake

Continues to see strong demand for EHomeS, Nam Long's social housing product line.

On 20 June 2026, the lucky draw for **EHomeS Phase 3** purchase rights attracted over 1,000 customers, with 428 of 443 units deposited (~97% take-up).

Phase 3 landed houses have reached roughly 80% construction progress, with handover expected by end-2026.

NOTABLE EVENTS IN H1 2026

NAM LONG ANNOUNCES SENIOR LEADERSHIP CHANGE

Mrs.
NGUYEN THANH HUONG

was appointed
Acting Group CEO
Effective 28 July 2026

Ms. Nguyen Thanh Huong is a senior executive with over 30 years of experience in investment, finance and real estate, having held leadership positions at Vingroup, Sovico Group, SSI and HSBC. At Nam Long, Ms. Huong serves as Group Chief Investment Officer and has made a strong mark in driving international investment partnerships, notably with Japanese partners.

NAM LONG INCREASED OWNERSHIP IN ELYSE ISLAND TO APPROXIMATELY 72%

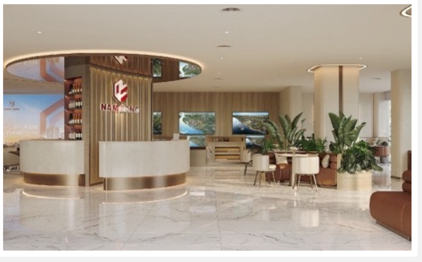
In July 2026, Nam Long completed the acquisition of an additional 21% stake in Elyse Island from Thai Binh Shoes, raising its ownership from 51% to 72%. The transaction reinforces Nam Long's role in the project's continued development and supports its long-term strategy.

	Before	Dec 2025	July 2026
NAM LONG	51% +8%	59% +13%	**72%**
NNR	25%	25%	25%
TBS	21%	13%	

NAM LONG GALLERY AT SALA (THU THIEM)

A NEW TOUCHPOINT FOR CUSTOMERS, PARTNERS AND INVESTORS

On 25 July 2026, Nam Long opened Nam Long Gallery at Sala, Thu Thiem, providing a dedicated hub for customer engagement and project consultation, showcasing key developments such as Izumi City and Elyse Island.



NAM LONG INVESTOR TOUR 2026

Welcoming over 150 representatives from investment funds and securities companies. The event included NLG Day and a site visit to Elyse Island, offering updates on the Group's performance and direct engagement with senior leadership.

SIZEABLE LAND BANK OF 681 HECTARES OFFERS TREMENDOUS DEVELOPMENT POTENTIAL

Northen

Hai Phong	Area
VSIP Hai Phong	21 ha
An Zen Residences	1.5 ha

Ho Chi Minh City

Ho Chi Minh City	Area
Mizuki Park	26 ha
Akari City	8.5 ha

East Saigon

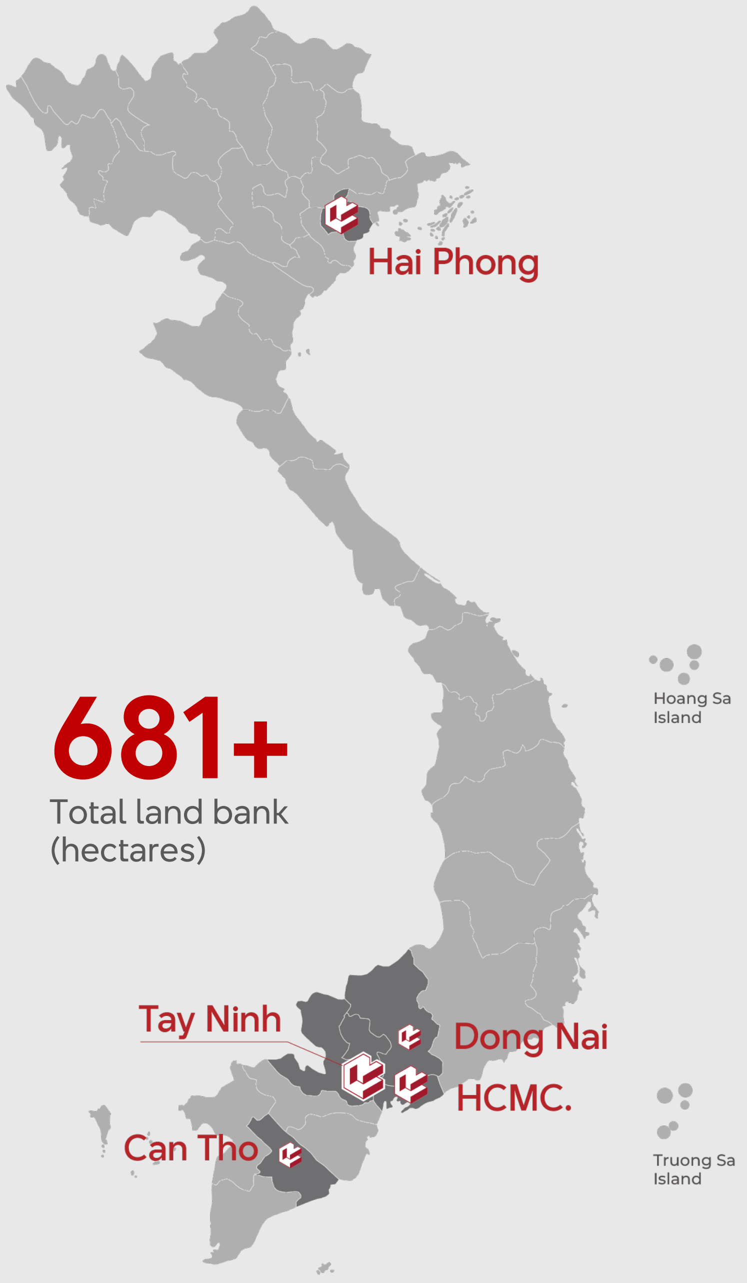
Dong Nai	Area
Izumi City	170 ha
Elyse Island	45 ha

West Saigon

Tay Ninh	Area
Waterpoint Phase 1	165 ha
Waterpoint Phase 2	190 ha

Mekong

Can Tho	Area
Nam Long II Central Lake	43.8 ha



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