NAM LONG



NEWSLETTER
INVESTOR RELATION

9M 2026

9M 2026 BUSINESS PERFORMANCE

2,022 VND billion	128 VND billion	5,726 VND billion	1,079 VND billion
REVENUE	NPAT-MI	PRESALES	NET CASH

REVENUE REACHED VND 2,022 BILLION, WHILE NPAT-MI AMOUNTED TO VND 128 BILLION

In 9M 2026, Nam Long recorded consolidated revenue of VND 2,022 billion and NPAT-MI of VND 128 billion, with a gross profit margin of 38%.

Residential handover revenue reached VND 1,249 billion, mainly contributed by Waterpoint Phase 1 (VND 521 billion) and Nam Long II Central Lake (VND 577 billion). In addition, the Company recognized VND 490 billion from project transfers and VND 250 billion from construction and EPC services (+69.8% YoY), while financial income increased 97.8% YoY to VND 240 billion.

Beyond consolidated revenue, joint ventures contributed an additional VND 194 billion, including Mizuki Park (VND 94 billion) and Izumi City (VND 100 billion).

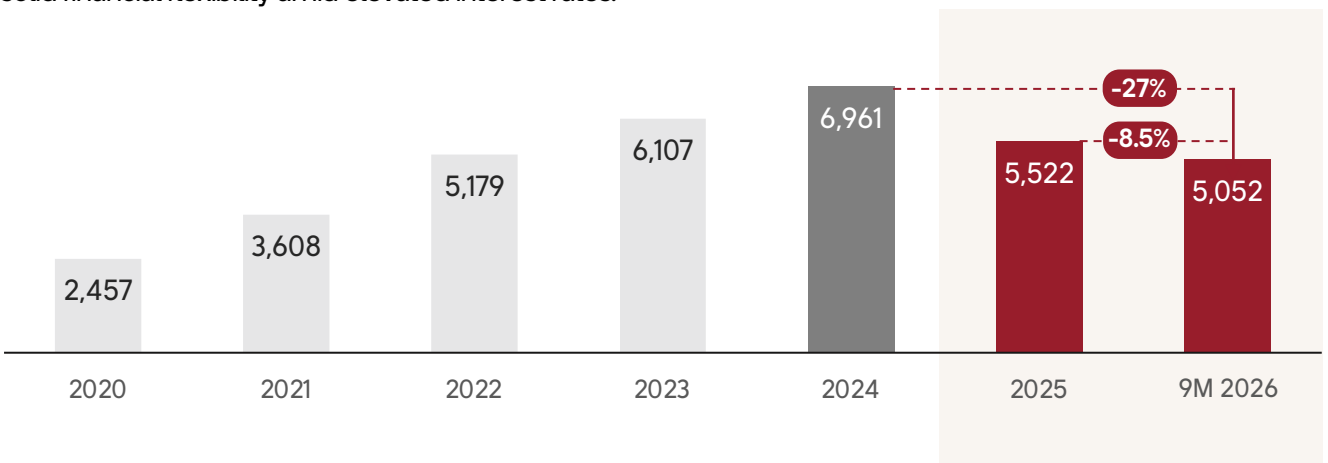
Unit: VND billion	9M 2026	9M 2025
Revenue	**2,022**	**3,941**
Residential handover	1,249	3,768
Project transfer	490	-
Construction & EPC services	250	147
Investment properties	34	26
Gross profit	**769**	**1,579**
SG&A expenses	(515)	(860)
Financial income	240	121
Financial expenses	(241)	(285)
PBT	**310**	**621**
NPAT	**181**	**441**
NPAT-MI	**128**	**354**

TOTAL BORROWINGS DECREASED BY VND 470 BILLION FROM THE BEGINNING OF THE YEAR

As of 30 September 2026, Nam Long recorded VND 6,131 billion in cash and cash equivalents against total borrowings of VND 5,052 billion, maintaining a net cash position of VND 1,079 billion.

Total borrowings decreased by VND 470 billion (-8.5%) from the beginning of the year, bringing the debt-to-equity ratio to 33%. Notably, total borrowings at the end of Q3 also reached the lowest level since 2022.

Supported by a strong cash position and a lower debt burden, Nam Long maintains healthy cash flows and solid financial flexibility amid elevated interest rates.

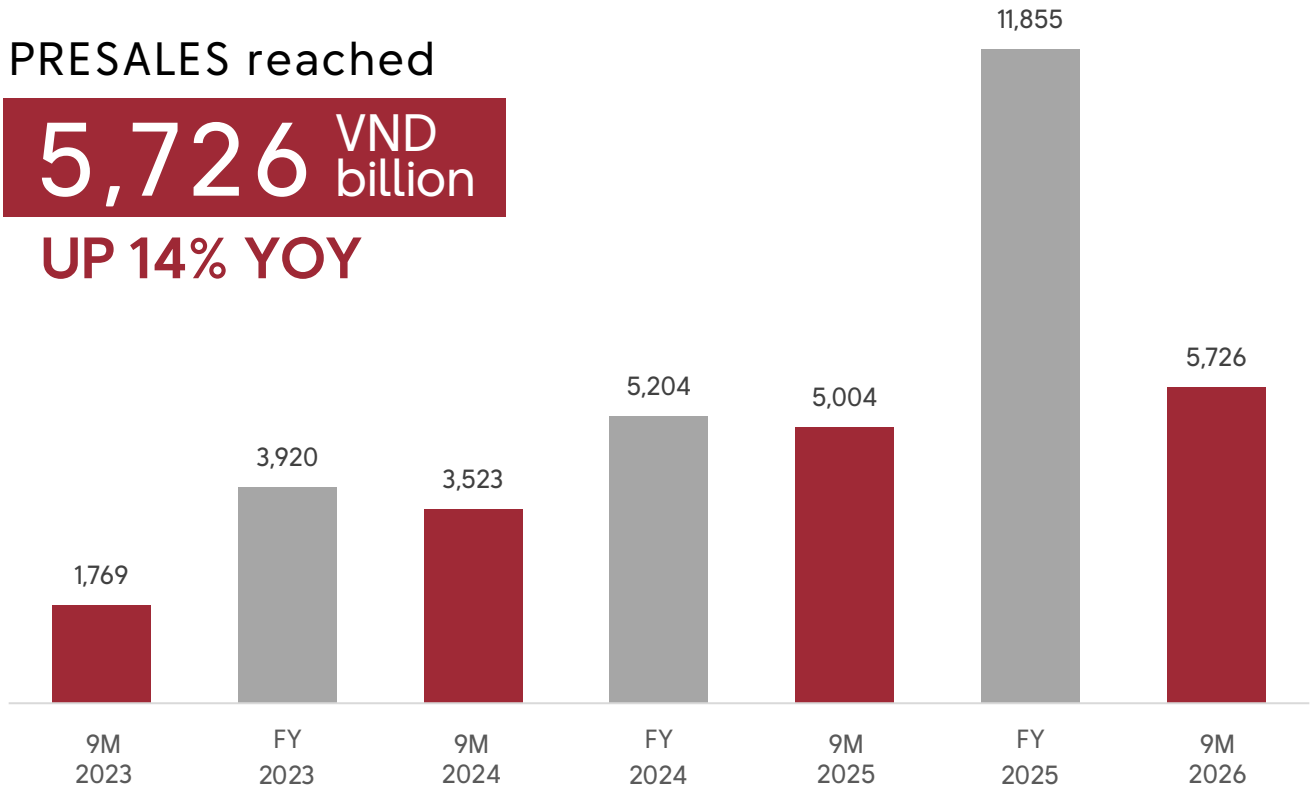


9M 2026 BUSINESS PERFORMANCE *(cont)*

PRESALES reached

5,726 VND billion

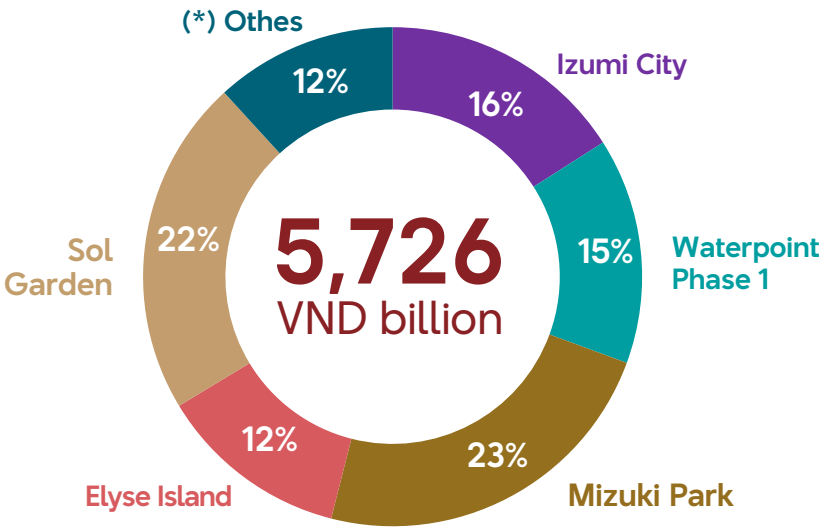
UP 14% YOY



All projects across Nam Long's land bank portfolio contributed to presales in 9M 2026, with Mizuki Park and Sol Garden accounting for approximately 45% of total presales.

This performance reflects sustained demand for Nam Long's products, particularly in the end-user housing segment, with pricing aligned with buyers' affordability, despite ongoing market challenges.

(*) Including Nam Long II Central Lake, EHomeS Can Tho, Akari City and An Zen Residences.



PROJECT PROGRESS UPDATE – FROM EARLY 2026 TO 9M 2026

WATERPOINT

Location: Tay Ninh
Land area: 355 ha

PARK VILLAGE

Early 2026



Now

Handover commenced on 10 October 2026



SOLARIA RISE

Early 2026



Now

Topped out on 7 October 2026, following 15 months of construction



Talent Kids Kindergarten

Early 2026



Now

Officially commenced operations on 10 October 2026



NAM LONG
Central Lake

Location: Can Tho
Land area: 43.8 ha

PHASE 3

Early 2026



Now

EHomeS & townhouses are nearing completion



PROJECT PROGRESS UPDATE – FROM EARLY 2026 TO 9M 2026 *(cont)*

IZUMI CITY
WATERFRONT COMMUNITY

IZUMI CANARIA

Location: Dong Nai
Land area: 170 ha

Early 2026



Now

Zone 1 shophouses topped out



Elyso island
LEGACY COLLECTION BY NAM LONG

PHASE 1

Location: Dong Nai
Land area: 45 ha

Early 2026



Now

Construction progress accelerating



Marina Club

Early 2026



Now

Officially opened on 20 June 2026



PROJECT PROGRESS UPDATE – FROM EARLY 2026 TO 9M 2026 *(cont)*

MIZUKI PARK

Location: HCMC.
Land area: 26 ha

TRELLIA COVE

Early 2026



Now

All 3 high-rise towers topped out on 17 September 2026



Sol GARDEN

Location: Hai Phong
Land area: 9.9 ha

PHASE 1A

Early 2026



Now

Most townhouses topped out



AN ZEN RESIDENCES

Location: Hai Phong
Land area: 1.5 ha

Early 2026



Now

Tower T1 is undergoing final finishing works



KEY CORPORATE HIGHLIGHTS

NAM LONG RECEIVES INSPECTION CONCLUSION NO. 3451/TB-TTCP

On 23 September 2026, the Government Inspectorate issued Inspection Conclusion No. 3451/TB-TTCP covering five Nam Long projects. The key matters addressed primarily relate to maintenance funds, information disclosure and project management.

Nam Long has proactively implemented corrective measures, made additional payments of nearly VND 1.9 billion and continues to address outstanding matters under the inspection conclusion. The review has not affected the Company's business, construction or project operations.











NAM LONG EXPERIENCE 2026 "REAL VALUE REAL ESTATE" EXHIBITION





Held on 18-20 September 2026 at SECC in Ho Chi Minh City, Nam Long Experience 2026 attracted more than 10,000 visitors. The exhibition showcased Nam Long's townships and product portfolio, created opportunities for direct customer engagement and sales, and featured the launch of new products, including **Trellia Vista**, the final high-rise tower at Trellia Cove (Mizuki Park), and **Rivera Nagomi** (Waterpoint). The event helped strengthen customer connections and support the Company's sales activities.

FIRST-TIME SHOWCASE AND LAUNCH AT THE EVENT

















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

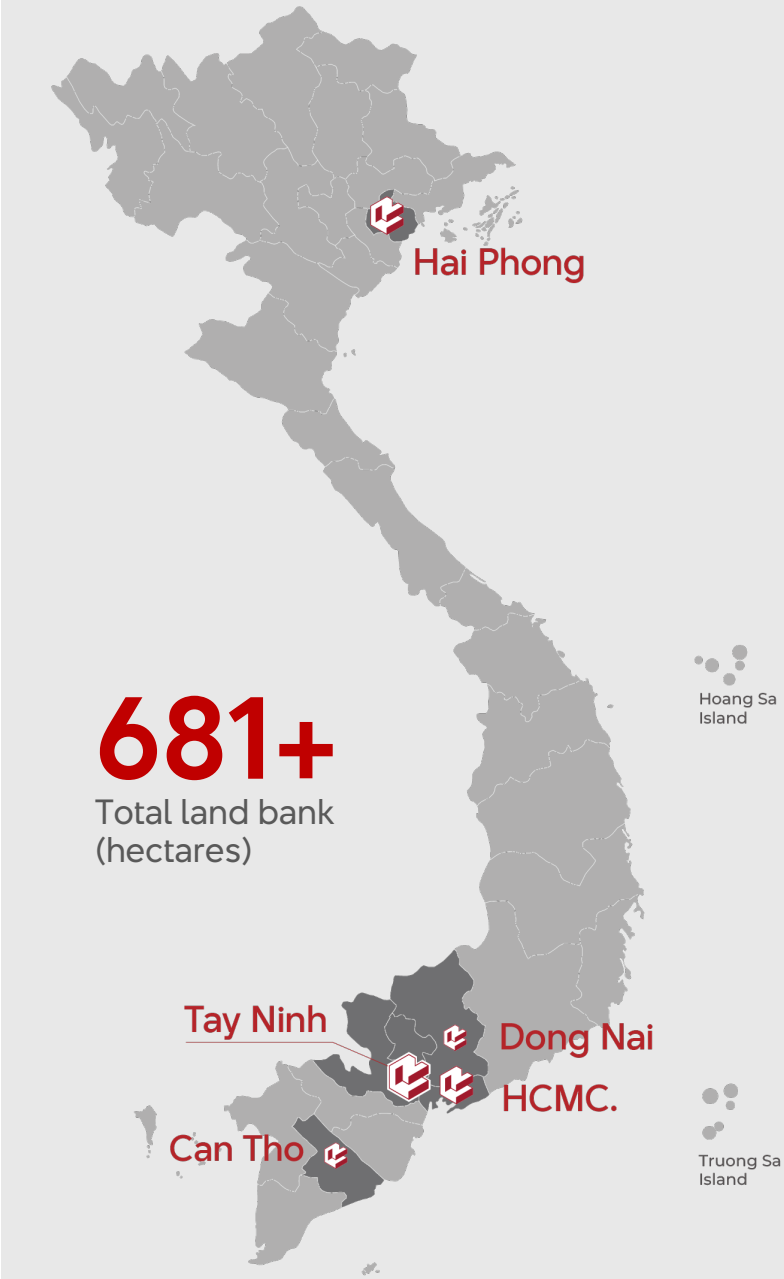
Dong Nai	Area
Izumi City	170 ha
Elyse Island	45 ha

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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